

George James Ducas
Architect – AIA - NCARB

Dallas Metroplex

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Professional Registrations & Certification:

Arizona - 2017 (Architecture)

Texas - 2017 (Architecture)

Texas - 2017 (Interior Design)

IESNA (Illuminating Engineering Society of North America) - 2002

NCARB (National Council of Architectural Registration Boards) – Certification Current – 2017

IPEC (Institute for Products, Engineering & Construction) – Member – 2003-04

ASID (American Society of Interior Designers) – He has been an associate member of ASID.

AIA (American Institute of Architects) – 2017

Education:

Elementary School - National & International.

High School – England

Electives – University of Dallas, Irving, Texas

Bachelor of Science in Architecture - The University of Texas at Arlington - 1981

Master of Architecture - California Polytechnic St. University, SLO - 1985; (Design-Structures-Lighting)

Master of Architecture - University of Sao Paulo, Brazil - 1996; (USA master's degree Validated or made equivalent to Brazil degree)

Principals of Banking and Financial Systems – Center for Financial Training Western United States – Phoenix, Arizona – 2005

Responsibilities:

He joined IPEC (Institute for Products, Engineering & Consulting) in 2003. IPEC is a Consortium of Engineers, Architects, Technical and Safety Professionals, providing forensic consulting and expert witness services to the legal and insurance industry. The core focus of IPEC is construction. Concurrently he opened a consultancy GJD Designs providing architecture services in Arizona and Texas. Areas of specialized service include client based cm services, lighting design, forensic investigation, interior design, architecture, key account relationship management, owner representation, design, product development, value engineering, research, reporting, management, and development services.

Areas of specialized service include client based cm services, lighting design, forensic investigation, interior design, architecture, key account relationship management, owner representation, design, product development, value engineering, research, reporting, management, and development services. His present and experience includes business development.

He is seeking a creative position that is executive. He prefers an efficient company in which he can be proud. He expects employment for the long-term with good benefits and expectations. Employment locations of interest are Arizona, California, and Texas, but he is open to suggestions for a national or international position.

He is motivated, flexible, and believes in a team approach. His executive skills are creativity, imagination, innovation, optimism, patience, cooperation, and organization. He can successfully balance multiple tasks.

In addition to having a solid understanding of building systems, design practice and principles, he considers himself a competent communicator and manager. He utilizes processes for quality control. His qualifications are illustrated in the variety of projects, people, and ideas he has been involved with. His background is both national and international. His desire is to combine and develop all his talents in your service.

Project Experience:

During his career, he has worked on some of the most prestigious projects in the world. These include the Bank of China (Hong Kong, with G. Woo FAIA, Dallas, Texas, USA, also a Pei Project), Broadgate & Canary Wharf (London, England, with SOM, Chicago, Illinois, USA, & London, England, also a Bruce Graham FAIA Project), Walt Disney world Headquarters (Orlando, Florida, USA, with CRSS, Dallas, Texas, USA, also an Isosaki Project), University of Dallas Science Building (Irving, Texas, USA, with Landry & Landry and Ford, Powell & Carson, also an O'Neil Ford FAIA Project) and others. He has worked on almost every building type, and brings a broad background of professional experience.

Automotive Facilities

Mesa Campus Plan, Desert Proving Grounds, Worldwide Facility for General Motors, Arizona

He was a Project Manager for the General Motor's Mesa Campus Plan, Desert Proving Grounds, and Worldwide Facility by Arcadis-Giffels for Mesa, Arizona. He had the authority and responsibility for the administration of the project of 5/30 buildings (Administration Building B29, Engineering North B27, Central Power Plant B28, Car and Truck B30, Central Warehouse B52). The project scope of all buildings included demolition, new site work - infrastructure, new buildings, and interior remodeling valued near 60 million dollars. Office areas used system furniture. He also supervised the design of the Nurse's Station-Medical within the Administration Building B29.

He was a project manager supervising a team of 7 draftspersons. Responsibilities included project organization, scheduling, scope definition, value engineering, estimating, manpower planning, budgeting and expediting the various design disciplines, as well as monitoring quality and progress. He served as a principal design liaison with the client for the duration of the project and was responsible for the communication of information between the client and the various design group leaders. He coordinated interdisciplinary reviews. He oversaw complex assignments to resolve specifications provided by General Motors such as the development of: an anechoic chamber to test automobile performance in a sound isolated environment, power plant, and IT control center. He attended weekly meetings with the GM staff on site, and coordinated site specific issues with GM staff as necessary.

He was hired by Giffels with main office in Michigan, and was soon bought by Arcadis, and became Arcadis-Giffels. Mechanical, electrical, and civil staff was in-house, although outside consultants were also used. Progress was monitored by the main office in Michigan. Eventually the company became Arcadis and the architectural group was purchased by another architectural firm.

Nissan Motor Acceptance Corporation Headquarters, Irving, Texas

This project involved the interior design and project management of a multi-story office complex of approximately 100,000 sq. feet. The project also included some shell redesign, second level interconnecting bridge between office buildings, and site work. The project was completed in the design studio of Benson Hlavaty & Architects Inc., Dallas, Texas.

Financial Facilities

Bank of China, Hong Kong, for the Chinese Government

Participated in the Design of 500,000 square feet of interiors in new construction for Architect George Woo (FAIA) in Dallas and coordinated with I.M. Pei's office in New York. The project included the first 25 floors of the Bank of China. Also included were system furniture, all finishes, office furniture, bank trading,

office layouts, furniture, carpet patterns/colors, conference, security, meeting rooms, suites, restaurants, amenities, and custom lighting fixtures. Design, research, and some project management were involved. In addition to design tasks, he was involved in specific research that led to lighting fixture designs from Venice, selection of the bank trading furniture for maximum operational efficiency, marble details, and other specialized tasks. This was considered a prestigious and high-profile project during its time.

Stearns Bank Arizona, Proposed for late 2008, Scottsdale, Arizona

SBAZ has plans for a new Bank Building to be designed by Moosavi Design. Land was recently purchased by the Bank for such a development. The project consists of a three-story commercial building at about 10,000 sq. ft. per floor. He was requested by SBAZ to review architectural contracts, attend development meetings, and develop a conceptual cost estimate. His experience in budgeting and cost estimating allowed for an accurate conceptual estimate near 10 million dollars for said project.

Broadgate Complex, Master Plan & Design, London, England for Rosehaugh Stanhope Developments & British Rail

2-Billion-dollar mixed-use project within the financial district in London, England was completed in the late 1980's. The project by SOM Chicago & London was one of the largest in the world at the time. Some buildings were sold outright to such institutions as New York Banker's Trust.

Mixed-Use (Commercial, Office, Retail, Residential & Industrial) Developments

Broadgate Complex, Master Plan & Design, London, England for Rosehaugh Stanhope Developments & British Rail

Broadgate was a master-planned project by SOM for London, England. This project was a design of 14 buildings totaling 4 million SF in the Broadgate Complex of London. This was the largest single development in Europe totaling nearly 2 billion in construction costs. Most of the development was built over the platform railway tracks of the Liverpool Street Train Station. The building heights were approximately 14 stories and 20,000 square feet per floor or more. The project involved access to train facilities and site work. The project was designed to be a community complex and included office, retail, leisure facilities, and plazas. The open areas were designed for art exhibits, performance, and recreation. The projects involved master planning, schematic design, design development, construction administration, and project management. He was responsible for the coordination of the architectural documents with the other disciplines, client presentation drawings, and technical problem solving. He was a member of the technical staff, a technical representative in the studios, and attended technical meetings and presentations.

Broadgate Project Master-plan, Building 7, Multi-use (office, commercial, & retail) mid-rise building, London, England

His participation involved planning, design, construction administration, and project management of a Multi-story building (steel with marble panel window-wall system). Building 7 was sold outright to New York Banker's Trust. Building 7 included a health club with swimming pool in the 2 basement levels, a restaurant, retail, and office facilities. Site issues involved design coordination with adjacent train station. He was chosen as the team member solely responsible for this building near completion of the documents, these responsibilities included interdisciplinary reviews, details, dimensions, miscellaneous steel, partitions, slab dimensions, elevations, interiors, site development, and special structures. He was sent from the Chicago office to the London office as a team lead for construction administration and project management. In London inspection of construction issues were visited on a regular basis and included review of pay requests, change orders, RFI's, and time extensions.

Broadgate Project Master-plan, Building 14, Multi-use (office and retail) mid-rise building, London, England

His participation involved the design and development of a Multi-story building (steel with marble panel window-wall system). He was responsible for the structural layout of the building sections over the train station, coordination with the structural department, and special technical problems such as seismic joints, window wall details, marble details, and window wall sections.

He provided technical support on AMA, Phase 6, 7, 8, and 11, Mixed-use (office and retail) mid-rise buildings, London. Broadgate was involved in the studio of Partners John Burcher & Bruce Graham.

Canary Wharf, London Docklands, England

Canary Wharf Master Plan was a planned development and mixed-use project for the Docklands in London. I.M. Pei, New York was the first architect to design the site, and then it was given to the charge of SOM, Chicago. This was a Multi-billion-dollar project. He participated in the design of a proposed building, site planning development, and design development of a bridge. For this experience, he was in the Studio of Associate Partner Leigh Breslau and Partner Bruce Graham

King's Cross Master Plan at King's Cross Train Station, London, England

King's Cross Master-plan Competition Proposal (SOM, Chicago & Frank Gehry Architect, California), Multi-use (office, retail, commercial, institutional, industrial, and residential) mid-rise buildings, London, England. The master-plan design competition involved an elite team of 5. This project was a Master Plan of approximately 30 buildings for London totaling nearly 2 billion in construction costs. This Mixed-use community complex included all amenities required for a city neighborhood. Building types included office, commercial, institutional, municipal, community, industrial, housing, landscape, transportation, canals, parks, leisure, and recreation. The project was later redesigned for the client in conjunction with Frank Gehry, Architect in California. The project was completed in the studio of Associate Partner Leonard Claggett and Partner Bruce Graham.

Projects were completed for Skidmore, Owings, and Merrill (SOM) in Chicago and London. SOM projects included design, design development, construction documents, construction administration, and project management. Areas of specialization were coordination of structural, mechanical, electrical, and plumbing with architectural documents, and client presentation drawings. He was a member of the technical staff, a technical representative in the studios, and attended technical meetings and presentations.

Solana Campus Master Plan, Westlake & Southlake, Texas

This project had multiple architectural firms to include Legorreto Architects, HKS, CRS Serrine, Peter Walker – Martha Schwatz, Mitchell - Giurgola Architects, & Barton Myers Associates. During 1990 his position was part of the studio team working on the master plan with CRSS Serrine in Dallas, Texas office. Grasslands, oak forests and rolling hills of Westlake and Southlake create the context for Solana, ambitious office development, hotel and shops. The project was a 900 acres campus in the country; a unique office development or business park built by IBM & California developer McGuire-Thomas; 8 office buildings, hotel, shopping village, and a fitness center. 100 acres left for development.

Al Sami Gardens Project, South Jeddah, Saudi Arabia

Al Sami Holding Group was involved in a planned development of a major residential-led mixed use project south of Jeddah in Saudi Arabia with an area of 1.07 million square metres. Involvement was for review and proposal for real estate development strategy and development of specification for building systems and performance. Interest was in importation of technology and modular systems of construction for residential, commercial, and education. Approach was for integrated design build model and architect driven while incorporating real estate development and product resource development for the acquisition and development of technologies. Discussions and research involved programming, design, technology analysis, building systems, methods of construction, materials, cost, schedule, energy, smart home systems or intelligent design, specifications, methods of importation, and investment goals. The team involved Savills, HOK, KPMG, Hill International and others. Project value 2 billion.

Long Lake Project, Corinth, Texas

Lelege Group, an international real estate development corporation and holding company out of Beijing, China with USA headquarters in Texas was involved in a mixed-use project of 100 luxury homes and commercial over 106 acres North and adjacent to Lake Lewisville, Texas. Homes were 6,000 to 10,000 square feet each. He was Chief Construction Officer (CCO) and Architect supervising the Design and Construction Departments and reporting to the CEO and Chairman. After a few weeks, he was promoted from head of the construction department to oversee both the construction and design departments under the

CEO. Further duties included hiring of staff. He was active in the Dallas, USA and Beijing, China Offices. He worked with the Tsinghua designers in Beijing and had good relationship with the Chinese. His responsibilities included pre-construction activities, real estate due diligence, land development infrastructure (civil), zoning, phase 1-2 analysis & wetlands mitigation, development of housing prototypes, budgets, schedules, specifications, technical (security, lighting and IT systems & Control Center), legal, sales contracts, construction contracts, insurances, bonds, and marketing. Projected was value 300 million.

The Old Law Courts Premises Mixed-Use Complex for the National Investment Board, Banjul, the Gambia

The project included both office and retail. A structural steel concrete skeleton has a shell of alternating layers of tile and glass. The roof is glass and the alternation of solid and transparency can delineate by the layered walls/curves. The structure extends outward from the exterior shell to be perceived as a flying buttress system. Lighting is used on the buttresses to articulate rhythm. The subdivision at 1/3rd the elevation allows for a dynamic symmetry, a tool he uses frequently; which is an alternation of symmetry and non-symmetry. The entire project evolved into about 12,000 square meters. This project involved a design competition. The project was inspired by architect Eero Saarinen and the Dulles airport project.

Figueroa Towers Three, Graduate University Design Study, for Los Angeles, California

This was a design alternative to a project by SOM and was a study for senior level graduate school California Polytechnic Design Studio. The design was appreciated by SOM and lead to his hiring b SOM in 1986. The functional program included mixed-use retail and office space. Innovations were natural light in high-rise design and retail spaceframe. The towers used an innovative triangular tubular design in 1984 which was at least 10 years before something similar was used in the bank of china by Pei in Hong Kong. Three towers have cascading triangular tubes and butting on the diagonals of each tower square to create a lower square courtyard with penetrating natural light axis though the entire project augmented by clear glass space frame.

Higuera Street Urban Redevelopment, San Luis Obispo, California

This was a mixed-use urban development for San Luis Obispo that covered one city block. The project was part of urban planning design research for graduate studio. The uses were retail, office, parks, museum, arts, and river. He developed field theory as a design tool to proportion pedestrian vistas and walkways extending into the design of buildings.

Main Street Fort Worth, Texas

This was a mixed-use urban development alternate to the Bass Brothers high-rise by architect Paul Rudolph along Main Street. The FAR was 12 and near as much as the high-rise being half the size as a mid-rise, and providing more for pedestrian's walkways at the street level. The design was also contextual, fitting in and complimentary to the surrounding urban scape using similar material and colors from surrounding buildings, some historic and preserved, in a modern way. The design incorporated, retail, restaurant, art museum, and office. This was a study for senior architecture studio at UTA and reported in the press.

Urban Design UTA Expansion, Arlington, Texas

This project was to be an extension of the UTS Campus that was to connect the campus to the city centre retail area. The planning was to be considered and mixed use transition and strap between the university campus and city centre. Mixed use functions included retail, plazas, squares, vistas, single family, multi family, university, art, office, and pedestrian. The project evolved from extensive urban programming and analysis. Inspiration was Urban Planner Krier.

Real Estate Development

Real Estate Development Financing, Partnering, and Team Building, National & International

Involvement in teaming investment companies, venture capitalists, and real estate developers for various mixed-use developments both nationally and internationally. Building Types included franchise developments, mixed-use, commercial, retail, and hospitality. He had associations with various real estate

development companies and teams. His projects were both national and international and contacts cover project types that include resorts, mixed-use, construction, hospitality, residential, multi-family, commercial retail, office, and restaurant.

Real Estate Development Executive, National & International

He worked for real estate developers as an executive and has been the head of design and construction usually reporting to CEO or Chairman. In addition, he has been involved with all real estate activities such as due diligence, special zoning, reviews with city council, land purchase, land analysis, sales contracts, marketing, legal, construction contracts, insurances, schedules, master plan budgets, consultant and contractor selection, bonds, and cash flow estimates. His scope of involvement included land development and vertical construction in a design build approach; also, franchise development, brands, and flags. He also hired & mentored staff, established department matrix, developed operations manuals, and provided executive reports to CEO and Chairman on staff and company performance and received direct reports. Real Estate Development companies included Lelege Corporation, Beijing, China & Dallas, TX, Doca Central, Phoenix, AZ and many others.

Stearns Bank Construction Department, Construction Lending Portfolio Controls, Multiple Projects & Mixed-Use, Scottsdale, AZ and National

From 2004-2006 years, his position was Construction Control Manager for Stearns Bank in Arizona. The position involved architecture, construction management, risk review, banking, knowledge of construction issues-laws as they vary per state, coordination with developers, hiring inspectors, budget review, documentation, and supervising over 200 (100 active) construction/land projects (budget more than 500 million) per year. Marketing also involved approximately one billion in referrals.

He established the Construction Department since the bank did not have that department before his arrival. He tracked all loans through all phases that included pre-close, pre-construction, construction, and completion of the project. The filing system that he developed was thorough and detailed. Involved in daily activities was personnel training and supervision, establishing a comprehensive filing system, development of department policies and procedures in a construction department manual, delivery of a monthly executive report for risk control and project review, delivery of a monthly project report on each project/loan officer, establishing a project/client email database, establishing a database of department documents and templates for use on projects, establishing a library of estimating and construction law resources, researching construction law as it varies per state/project, performing site inspections and reports, keeping a log of meeting minutes and correspondence, meeting with the OCC, alerting the President and Vice President on all financial risk, attending meetings with client on bank procedures and budget review during the pre-close and pre-construction phases and afterwards, lecturing about the construction department to the credit analysis department, researching/recommending software for future bank automation, and establishing referrals for the bank and setting up/participating in meetings with potential clients with a loan officer. Activities also included experience dealing with a title company in a project foreclosure, and site visit with client/contractor in another city on potential project problems and financial shortfalls. He was an invaluable resource to the bank in many areas, informing the executives of fluctuations in the construction economy on a weekly basis. He even performed cost estimates for the new Stearns Bank proposed for future construction and made recommendations for AIA contract revision and attended project development meetings. So his skills extended into cm style services.

He reported on loan officer performance and construction lending performance-risk review monthly. Coordinated all risk with loan officers, developers, and upper management. His background now incorporates experiences in banking, architecture, interior design, real estate development, construction management, budgeting, and risk review.

Building types that he administered under the bank portfolio included single-family residential, multi-family residential, office, commercial, industrial, retail, storage, medical, facilities, automotive, hospitality, banking, mixed use, restaurant, education, and interior projects. Department controls that he developed included the construction department processes and procedures manual, project controls document, monthly loan officer report and template, and the monthly executive report to the president of the bank. All projects

required monthly site visits and coordination with clients, contractors, and bank personnel. States outside of Arizona included Florida, Colorado, California, Nevada, New York, and others. Projects ranged from 50 million to small SBA business ventures.

It was his responsibility to coordinate with the main office in St Cloud Minnesota on policies and procedures. Hiring involved interviews with the President, Vice President, and CEO of the company. He was responsibilities included managing security and guard against financial risk to the bank. During his time, there he participated in a class related to principles of banking and financial systems. He read monthly financial journals and developed a library that included cost estimating books and programs and books related to construction law. He alerted on house lending and the bank stopped lending on homes 2 years before the financial collapse.

Then result was that he dealt with 100 real estate developers per month, supervised over 500 million in funds, could predict zero risk, was accurate on my cost projections and knew what the bank-developer needed to at least more than ¼%, and set up a system that no other bank had whereby Stearns was in great shape during the financial crisis and bought other banks. He understands money, what budgets require and developed models to predict success.

Mixed-Use Developments

Such developments included:

- Stearns Bank Projects, Arizona: Commercial-Retail, Office-Business
- Long Lake Project, Corinth, Texas: Luxury Residential, Commercial-Retail
- Ajo, Arizona: Residential, Commercial-Retail

Healthcare, Aging, Medical & Biotech Facilities

Dallas Home for Jewish Aged, Dallas, Texas

This project involved the design and construction administration of a retirement facility with recreation areas. Over 100,000 square feet of new construction space were involved. The design included both private and public spaces. Private areas included the living areas. Public areas included reception, dining, and social. In addition, there were support facilities such as medical, kitchens and administration. Howard Meyer FAIA, Duane Landry FAIA, and Jane Landry FAIA initiated this project near 20 million in budget size.

Medical Clinic for BMA Corporation, Phoenix, Arizona

This project involved 40,000 square feet of new construction for a medical facility designed to treat diabetic patients. Project scope was near 2 million in budget.

Presbyterian Hospital, Dallas, Texas

This project involved the Remodeling of 40,000 square feet of the interiors of the hospital. This included bedroom renovations as well as support & biotech facilities. This project was completed for Three Architecture, Dallas, Texas.

Mesa Campus Plan, Desert Proving Grounds, Worldwide Facility for General Motors

He also supervised the design of the Nurse's Station for the Administration B29. The project involved upgrading the medical facilities for the General Motors Campus. Medical facilities were available for both visitors and employees of the plant. Tasks involved development of the scope of work, coordination of programming requirements with medical facility authorities, design development, and construction document development. Budget was near 1 million for this building area.

Dentist's Office, Phoenix, Arizona

The project involved development of design for dentist's office at Ganos Associate Architects, Phoenix, AZ. He supervised office projects and staff involving medical, residential, and hospitality.

Hospital Design for North Dallas, Texas

He was involved in the design of a hospital complex for senior design studio; University of Texas at Arlington, Texas.

Correctional Facilities

Navarro County Justice Center for Navarro County, Texas

This project involved the design of 50,000 square feet of prison. The design of a correctional facility included courtroom, judge's offices, offices for law enforcement officials, and a county jail.

Wood County Justice Center for Wood County, Texas

This project involved the design of 50,000 square feet of prison. The design for a correctional facility included courtroom, judge's offices, offices for law enforcement officials, and a county jail.

Water Treatment Facilities

Bachman Water Treatment Plant for the City of Dallas, Texas

The project involved preservation and Renovation of the Bachman Water Treatment Plant for the City of Dallas, Texas. This involved a report and design proposal for the renovation, preservation, and upgrade of water treatment facilities. The existing site was to be renovated and developed into a historic site that was to include a community center, and was to become a community complex. The project included the design for 3 additional buildings and renovation of another 10 buildings involving several thousand square feet. Landscaping and park areas were provided in the design to be compatible and incorporate with the existing park around Bachman Lake. Key highlights of the project were to preserve the plants historic features, incorporate the site into the surrounding park system, and develop public spaces and facilities for the community. His lead role was project management. The preservation of the plant as a historic site was an issue, assisting ArchiTexas and CH2Mhill for the preparation, execution, and completion of the work for the City of Dallas.

Office Facilities

Alameda Office Tower, Tucson, Arizona

He was involved on the Alameda Office Tower (designed by Gresham Beach Architects) in Tucson, Arizona. His role as cost estimator for DTA on this 40-million-dollar project included recommendations for value engineering and constructability reviews on the pre-design phase. Value engineering focused on specialties, material types of large quantities, building systems & assemblies, and technologies.

Lincoln Center I & II Interiors at the Double Tree Lincoln Center Complex for Lincoln Properties, Dallas, Texas

These projects involved interior design for an office complex (30 floors at 20,000 square feet per floor). Design and construction administration was involved. Interiors included system furniture. The work was for ABV Associates, Interior Designers.

Walt Disney World Headquarters or Team Disney World Headquarters, Orlando, Florida

This project involved interior design, value engineering, and project management for the Team Disney Administration Facility (401,000 plus square feet) in coordination with architect and designer Arata Isosaki, Japan and CRSS. Interiors included system furniture. The project was in the Walt Disney World Resort. The interior project was designed within the two four storey wings, which have a 120-foot tower or sundial at center. Amenities included a fitness facility, cafeteria, and patio.

Nissan Motor Acceptance Corporation Headquarters, Irving, Texas

This project involved the interior design and project management of a multi-story office complex of approximately 100,000 sq. feet. The project also included some shell redesign, second level interconnecting bridge between office buildings, and site work. The project was completed in the design studio of Benson

Hlavaty & Architects Inc., Dallas, Texas.

Interiors for IBM, Dallas, Texas

This project involved the interior design of 100,000 square feet for IBM, including system furniture.

Cotton Exchange Building, Dallas, Texas

This project involved the remodeling of the 9th floor with Landry & Landry Architects & Planners.

Office Design, Dallas, Texas

He designed a courtyard design for office space utilizing a steeped landscape courtyard feature. Inspired by architect Alvar Aalto. This project was completed at UTA design studio, Arlington, Texas.

Office Condominiums for Lynch Properties, Dallas, Texas

Proposed design for 100,000 square feet of office space. A poster sketch of the concept was initially presented to the client. The drawing presented to the client was 84" wide in pencil and incorporated a new method for sketching transparent trees. The presentation was made in the office of Landry & Landry Architects and Planners, Dallas, Texas.

Exterior Signage for Office Complex, Dallas, Texas

This project involved the design and rendering of existing office signage. This work was completed for Pfanestiel Architects, Dallas, Texas.

Railway Facilities

Central Phoenix East Valley Light Rail Transit Project, Regional Public Transit Authority, Arizona

As Project Manager for DTA he participated in the review of the Conceptual Cost Estimate for the East Valley Light Rail Project. Estimated near 1 billion dollars, this project under the RPTA was one of the largest infrastructure projects ever planned and a partnership between adjacent cities to include Phoenix, Mesa, and Tempe. He also made recommendations as a consultant concerning rail type and life cycle.

Broadgate, British Rail, London, England

The project involved a 2-billion USD mixed-use master plan development involving British Rail Station by Skidmore, Owings, & Merrill, Chicago & London. Here the buildings fronted and were constructed over the rail station; the design scheme was very integrated, but allowing for pedestrian circulation, plazas, and vistas. He was involved in designing a bridge, furniture, and underground spa. The building system included a pile cap foundation and metal-stone panel system combined with masonry, metal panels, and glass curtain wall systems. He was involved in all the buildings and design within the master plan. He was selected from a group of 600 to manage construction administration in London. Chief architect was Partner Bruce Graham and Studio of Partner John Burcher.

King's Cross, British Rail, London, England

The project involved a 2-billion USD mixed-use master plan development involving British Rail Station by Skidmore, Owings, & Merrill, Chicago & London. In this design, the Rail Station was incorporated into an urban planning park-pedestrian scheme complimentary to London's culture and park system. He was part of an elite team of 5 involved in programming and design that also involved the office of architect Frank Gehry, Santa Monica, CA. Chief Architect was Partner Bruce Graham and studio of AP Leonard Claggett.

Waterways & Docklands

Canary Wharf, London, England

The project involved a 2-billion USD mixed-use master plan development involving IM Pei & Partners, NY & Skidmore, Owings, & Merrill, Chicago & London. He was also involved in designing bridges and office buildings. Chief Architect was Partner Bruce Graham, and Studio of Associate Partner Lee Breslau. his was one of three multi-billion dollar projects involving his participation in the Chicago office.

Long Lake Project, Corinth, Texas

This 300-million-dollar project required wetlands mitigation at the local and state level via local Army corps of engineers and State jurisdictions. Due diligence also included environmental analysis. The project property of 106 acres contained natural wetlands features as well as a lake. Design included a lake bridge, dock, shoreline with green areas and pedestrian walkways. The mixed-use project included commercial-retail and luxury single family residential. He oversaw design and construction for a start-up Chinese real estate development company named Lelege in the USA.

Aerospace Facilities

Strategic Airport Security Rollout, National Project, Washington D.C., for the Transportation Security Administration (TSA) and Lockheed Martin

He joined Lockheed Martin in 2002 as a Construction Manager to provide construction management support related to security modifications made at airports throughout the United States. This position provided field support in the implementation of the Transportation Security Administration's (TSA) airport security enhancements. He was involved at 10 airports in Arizona. The position was responsible for management and assistance related to data gathering, facility construction/modifications requirements, TSA standards, permits, security passes, construction solicitation packages, construction progress & procedures, post-construction inspection, and compliance with specifications. He resolved issues between local airport authorities, agencies, and stakeholders. Lockheed Martin was selected by the TSA to implement new security operations that will help ensure air passenger safety at the nation's airports. The Airport Security Rollout program was valued not to exceed 490 million. The project was of national importance and congressionally-mandated. Lockheed Martin focuses on the defense, information technology, and homeland security requirements of the military services and civil agencies.

American Airlines Terminal Expansions at Dallas Fort Worth International Airport, Texas

This project included planning, design, design development, construction administration, and project management of 2 new gate terminals for American Airlines, baggage claim, signage, and the new international transit lounge. Approximately 100,000 square feet of shell and interior construction were involved. Some areas were remodeled. The design area included baggage claim, security cameras, all finishes, restroom, security equipment, graphic design, signage, transit lounges, circulation, entrances, security corridors, glazing, facilities for aircraft docking, furniture, and lighting. Specialized needs were for hide-away 2-hour fire rated glass walls that created separated walkways and space for arrivals to international transit lounge. Inspection of construction issues was visited on a regular basis and included review of pay requests, change orders, RFI's, and times extensions.

Resorts, Hospitality & Restaurant Facilities

Marriott Hotel at River Walk Center, Scottsdale, Arizona

He was a Studio Director on the Marriott Hotel at River walk Center currently being done for Real Estate Developer George R. Alexander of Pals Land Inc. in Downtown Scottsdale, Arizona and Ganos Associates Architects. He had the authority and responsibility for the administration of the project. Responsibilities included project organization, scheduling, scope definition, value engineering, estimating, code analysis, specifications, manpower planning, interdisciplinary reviews, and expediting the various design disciplines, as well as monitoring quality and progress. The 7-floor hotel was designed for over 500 rooms and the site was in the heart of Downtown Scottsdale in the most prestigious area of the town. In addition, the hotel design included conferencing facilities, meeting rooms, suites, systems furniture, 3rd floor pool with entertainment deck, parks, underground parking, restaurant, market, laundry, and food facilities. The hotel design was Phase 1 of a development that had office facilities in Phase 2; the development was valued near 400 million dollars.

The Peninsula Hotel, Beverly Hills, California

This involved the design of a new hotel. Design, construction administration, value engineering, and project management activities were involved. Variances and change orders due to purchase by Peninsula Hotel Flag

from Belvedere while under construction; required massive management skills. The project involved all aspects of hotel design that included bedrooms, administration, site work, recreation, restaurants, parking facilities, and security. He participated in the site program development and coordination with adjacent property owners. Inspection of construction issues was visited on a regular basis and included review of pay requests, change orders, RFI's, and times extensions. Just about everything in the hotel was a change order while under construction. The project required large amounts of overtime which was critical in the problem-solving process. He assisted Three Architecture. He was hired specifically to problem solve a project in need of a great deal of attention and problem solving; the project demanded a considerable amount of overtime.

La Lune Restaurant Club for Rosewood Properties, the Crescent Hotel Complex, Dallas, Texas

This project involved the interior design of 20,000 square feet of restaurant club and dancing facilities. The project was located on the north side of the Crescent Hotel in Dallas, Texas which was originally designed by Phillip Johnson and John Burgee. The property owner was Rosewood Properties. The restaurant was part of a hotel complex. He was involved in selling this project design to three clients (Manager of the Hard Rock Cafe, a Fort Worth Federal Judge, and Financial Advisor) for Covert Associates Architects. The scope of work included all finishes, kitchen equipment, lighting, ceilings, furniture, and custom installations such as the 3 bars and founders club. Some shell renovation was involved. The material finishes were chrome, glass, stainless steel, gloss, black, matt black, etched glass, and lighting design. The opening day brought a large crowd and the club was successful for many years. The project was located on the North side of the hotel complex. The project was completed and advertised in local papers. Many special events were held there. The facility was on two levels with a two-story high dance area with 2 bars, an adjacent first floor restaurant, and a second-floor executive club with bar, dining, and dance area. The clients were very pleased with the outcome.

Sheraton Hotel Interiors, Boxborough, Massachusetts

This project involved interior remodeling of 20,000 square feet of hotel interiors. The project included restaurants, finishes, administration, lobbies, system furniture, planting, furniture, and lounge areas.

Sheraton Hotel Interiors, Mansfield, Massachusetts

This project involved interior remodeling of 100,000 square feet of hotel interiors. The project included restaurants, finishes, administration, lobbies, system furniture, planting, furniture, and lounge areas.

Sheraton Hotel Interiors, Andover, Massachusetts

This project involved interior remodeling of 50,000 square feet of hotel interiors. The project included restaurants, finishes, administration, lobbies, system furniture, planting, furniture, and lounge areas.

Hyatt Regency, Dallas, Texas

This project included remodeling of 20,000 square feet of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas.

Market Holiday Inn, Dallas, Texas

This project included construction document development for Roger Burson (FAIA) of Burson & Williams Architects, Dallas, Texas.

Omni Hotel Project

This project included remodeling of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas. This work was completed for Fourth Dimension Designs, Dallas, Texas.

Harrisburg Hotel Project

This project included remodeling of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas. This work was completed for Fourth Dimension Designs, Dallas, Texas.

San Jose Hotel Project

This project included remodeling of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas. This work was completed for Fourth Dimension Designs, Dallas, Texas.

Radisson Hotel Project

This project included remodeling of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas. This work was completed for Fourth Dimension Designs, Dallas, Texas.

Park Plaza Hotel Project

This project included remodeling of hotel interiors. The project included restaurants, finishes, administration, lobbies, planting, furniture, and lounge areas. This work was completed for Fourth Dimension Designs, Dallas, Texas. He was a lead manager directing the work of others and solving technical problems involving the coordination of interior design with architecture. He worked multiple projects.

Real Estate Development Financing

He worked to partner teams of developers with investors and/or lenders to facilitate deals for development; included are resorts. This experience was gained while working as manager of the lending division of Stearns Bank; and later used as a private consultant.

Hotel Restaurant Facilities

He worked on many restaurants that were part of the hotel program scope of work for both new buildings and renovations.

Country Club, Steamboat Springs, Colorado

He entered a design competition for the development of a country club for Steamboat Springs, Colorado. The facility program included conferencing, founders club, athletic facilities, golf course, forested landscape, stream, courtyard, restaurant, luxury residences, administration, and amenities; some retail is also included. The project involved a courtyard style design the wrapped around an existing stream and servicing a golf course; elevated up to ascend the winter snow.

Educational Facilities**Cedar Place Elementary School for the Yonkers Board of Education, Yonkers, New York**

He has assisted the New York office of DTA as Project Manager providing construction management services for the Yonkers Board of Education on the Cedar Place Elementary School (designed by Urbahn Architects of New York City) valued at approximately 20 million dollars. The effort coordinated six contractors, the Yonkers Board of Education, Urbahn Architects, consultants, inspectors, school personnel, city personnel, subcontractors, students in a timely manner to open the school on-time and schedule to meet all deadlines and certifications. Personnel supervision varied from 250 to 300 daily when the project was busy. He joined Don Todd Associates, Inc. (DTA) in 2000 as a Project Manager. DTA is a Construction Management firm with 10 offices in the USA and is ranked in the ENR's top 100-CM firms. He was a Project Manager working in both the Phoenix and New York offices. His responsibilities included pre-contract work, capital budgeting, quantity surveys, material take-off, cost estimates, contract preparations, proposal preparations, business development, contractual management, financial management, construction management services, negotiations, client meetings, constructability reviews, CPM schedule & methods, review contracts in progress, cost evaluation, reports on pre-design & construction phases, research, and provide professional advice. To further his experience as project manager providing client based construction management services, He was also scheduled to be project manager and provide construction management services working with DMJM on the school deficiencies program for the Arizona School Facilities Board in Western Arizona.

University of Dallas, Remodeling of Carpenter Hall, Irving, Texas

This project included the remodeling of interior facilities of the administration building with classrooms. There were approximately 20,000 square feet of interior finishes.

Interiors, Science Building, University of Dallas, Irving, Texas

The Science Building (2 floors) of approximately 40,000 sq. feet was a new building in a central location on the campus along the university mall. Interior design was provided for the laboratory equipment, cabinetry, laboratory workstations, and furniture in every classroom and space used for teaching. He participated in the program development, design, and specification of standard and special equipment.

Chapel for the University of Dallas, Irving, Texas

This project involved the design of a chapel of 20,000 square feet and 500 seats for a university campus. The project budget was 3 million dollars. This was a new building, highly detailed, in masonry, concrete, and copper. The building included a hexagonal dome clad in copper. There were two structural systems used on this project. One was a column system for the dome and concrete frame and second was an exterior masonry load bearing wall. Mechanical systems were placed in a basement area. The site program development involved incorporation into the campus plan in a central location open to the university mall. Site design included landscape development. University standards were maintained. He was involved in design, and project management. The chapel was the project of Landry & Landry Architects & Planners with Ford, Powell, & Carson. He had the opportunity to meet O'Neil Ford while working on this project. The Chapel was later renamed Chapel of the Incarnation and open to the public for regular services. He was heavily involved in the dome design and detailing of the sanctuary spaces. He also produced marketing material for the University promotion.

Ursuline Academy, Dallas, Texas

He completed the design of the Physics Laboratory for an all-girl Catholic High School. Additional work included remodeling of the Student Center, Arts Center, and Dining Facilities. Site planning included additional landscaping and parking. He was involved in site plan and interiors program development. The interiors facilities were upgraded and refined from the program developed through client meetings. Site adjustments were coordinated with adjacent properties. He was involved in design, construction administration, and project management. Inspection of construction issues was visited on a regular basis and included review of pay requests, change orders, RFI's, and times extensions.

Restaurant Facilities

Billy Bob's Entertainment Complex, Baltimore, Maryland

This project involved the design of 50,000 square feet of interior and exterior building. There was an interior and exterior design of about 20 retail stores, restaurants, and public spaces. A canopy was designed for the main entrance. This was a multi-story glass construction renovated by architecture firm ZERO Three, Dallas, Texas.

Restaurant for McKinney Avenue Entrance, Dallas, Texas

The project involved the conversion of an office building and commercial warehouse into a restaurant with access to McKinney Avenue. Two designs were developed for Roger Burson, FAIA (Burson & Williams Architects, Inc.), Dallas, Texas. The first scheme was symmetrical, while the façade of the second scheme was developed as a pedestrian access from McKinney Avenue. The 2nd scheme was designed as a panel progression along a pedestrian path with the entrance as an accent. The view from the side was as an abstract geometric progression and shades of red accented by the restaurant building in blue.

Restaurant for Mainland China

This project involved the design of a small restaurant in mainland China. He was involved in the work for George Woo and Partners, Dallas, Texas. The project involved the design of new facilities at multiple locations for Beijing.

Restaurant for Fort Worth, Texas

Involvement of a development for restaurant franchise prototype estimated at 2 million USD, to include design development, and financial outsourcing, and team building. The concept was to create a Texas BBQ style place with an inside and outside dining experience. Images of western life and cowboys was a part of the theme.

La Lune Restaurant Club for Rosewood Properties, the Crescent Hotel Complex, Dallas, Texas

This project involved the interior design of 20,000 square feet of restaurant club and dancing facilities. The project was located on the north side of the Crescent Hotel in Dallas, Texas which was originally designed by Phillip Johnson and John Burgee. The property owner was Rosewood Properties. The restaurant was part of a hotel complex. He was involved in selling this project design to three clients (Manager of the Hard Rock Cafe, a Fort Worth Federal Judge, and Financial Advisor) for Covert Associates Architects. The scope of work included all finishes, kitchen equipment, lighting, ceilings, furniture, and custom installations such as the 3 bars and founders club. Some shell renovation was involved. The material finishes were chrome, glass, stainless steel, gloss, black, matt black, etched glass, and lighting design. The opening day brought a large crowd and the club was successful for many years.

Stearns Bank, AZ Metroplex

As manager of Stearns Bank he supervised the real estate development, finances and construction progress of many restaurants that also included popular brand chains and/or franchise companies. He set up a new construction department for the bank that reviewed risk, constructability, finance, vetting, and real estate development processes and procedures.

Hospitality Projects

He worked on as many as 20 restaurants that were developed or renovated in the many hotel projects included within portfolio of work.

Bank of China, Hong Kong, for the Chinese Government

He worked on lighting fixtures for restaurant in the bank. The light fixtures were custom and to be made from glass in Venice, Italy. He was good at research and managed to locate a manufacturer in Venice that can produce custom light fixtures. A design was selected from seven presented. The high-rise was design by Architect Pei, and Interiors by Pei Partner Architect George Woo I the Dallas office.

Commercial-Retail Facilities

Billy Bob's Entertainment Complex, Baltimore, Maryland

This project involved the design of 50,000 square feet of interior and exterior building. There was an interior and exterior design of about 20 retail stores, restaurants, and public spaces. A canopy was designed for the main entrance. This was a multi-story glass construction renovated by architecture firm ZERO Three, Dallas, Texas.

Shopping Center for Whitehall Real Estate, Richardson, Texas

This project involved the design of the shell of a 100,000-square foot warehouse and convert to a commercial facility that included a revised site plan with parking facilities and exterior lighting. The exterior insulation finish system was presented to the city council of Richardson, TX and approved for use. At the time EIFS was first presented as a viable system by this project and reviewed and accepted as a fire retardant and masonry application by the city. Renovation included structural upgrade at the roof, structural attachment of the roof structure to the new façade exterior shell structural support system, and design of the new exterior shell. The structural system was design by the architectural office under the supervision of an engineering consultant.

Brewery Building, Dallas, Texas

This project involved the feasibility study of an existing warehouse (multistory) building for the possible renovation into a commercial facility. The building was being used to store fabric. The basement of the

building was designed as a nuclear blast refuge facility with enormous concrete columns. The building was converted into a restaurant and brewery years later. This project was completed with Landry & Landry, Architects & Planners.

Stearns Bank, AZ Metroplex

As manager of Stearns Bank, he supervised the real estate development, finances and construction progress of many retail projects that also included shopping mall developments and strip shopping areas. As many as 50 projects were developed from 2004 to 2006.

Hospitality Projects

He worked on as many as 20 retail facilities that were developed or renovated in the many hotel projects included within portfolio of work.

Broadgate Complex, Master Plan & Design, London, England for Rosehaugh Stanhope Developments & British Rail

This was a 2-billion-dollar master plan project (mixed-use) that included office, retail, restaurants and transportation. The Architect firm was SOM Chicago and his responsibility was key role of design team of the Studio of John Burcher and Bruce Graham. He worked in both the Chicago and London offices and was for a lead role selected for his performance.

Canary Wharf, London Docklands, England

This was a multi-billion-dollar project (mixed-use) involving retail, restaurant, residential, office, and transportation. The Architect firm was SOM Chicago and his responsibility was key role of design team. He was participated the design proposal for the development of an office and retail complex that would be part of the canary wharf development. He was a member of the Studio of Lee Breslau and Bruce Graham.

King's Cross Master Plan at King's Cross Train Station, London, England

This was a 2-billion-dollar master plan project (mixed-use) involving manufacturing, industrial, residential, transportation, retail, hospitality, office, and parks. The Architect firm was SOM Chicago and his responsibility was key role of design team of the Studio of Leonard Claggett and Bruce Graham.

Al Sami Gardens Project, South Jeddah, Saudi Arabia

This is a 2-billion-dollar master plan project (mixed-use) involving retail, residential, hospitality, and parks. His responsibility was to access technologies and designs that would facilitate process and cost in a process he developed called integrated design build. The planning had a retail core or district surrounded by residential development.

Long Lake Project, Corinth, Texas

This is a 300-million-dollar mixed-use development with 200 million in luxury single family residential development with remainder 100 million in retail development. He oversaw both the design and construction strategy for a start-up Chinese holding company (Lelege) establishing American headquarters in Dallas.

The Old Law Courts Premises Mixed-Use Complex for the National Investment Board, Banjul, the Gambia

This was an indoor mall and office building designed by invitation for proposal for the National Investment Board, Banjul, The Gambia. The project had many innovations in structure, natural lighting, and design. Cable systems were incorporated. Access to the delivery for the retail area was provided by concealed circulation. Unobstructed natural light from all sides was the goal.

Figueroa Towers Three, Graduate University Design Study, for Los Angeles, California

This was a design alternative to a project by SOM and was a study for senior level graduate school California Polytechnic Design Studio. The design was appreciated by SOM and lead to his hiring b SOM in 1986. The functional program included mixed-use retail and office space. Innovations were natural light in high-rise design and retail spaceframe. The towers used an innovative triangular tubular design in 1984

which was at least 10 years before something similar was used in the bank of china by Pei in Hong Kong. Three towers have cascading triangular tubes and butting on the diagonals of each tower square to create a lower square courtyard with penetrating natural light axis though the entire project augmented by clear glass space frame.

Higuera Street Urban Redevelopment, San Luis Obispo, California

This was a mixed-use urban development for San Luis Obispo that covered one city block. The project was part of urban planning design research for graduate studio. The uses were retail, office, parks, museum, arts, and river. He developed field theory as a design tool to proportion pedestrian vistas and walkways extending into the design of buildings.

Main Street Fort Worth, Texas

This was a mixed-use urban development alternate to the Bass Brothers high-rise by architect Paul Rudolph along Main Street. The FAR was 12 and near as much as the high-rise being half the size as a mid-rise, and providing more for pedestrian's walkways at the street level. The design was also contextual, fitting in and complimentary to the surrounding urban scape using similar material and colors from surrounding buildings, some historic and preserved, in a modern way. The design incorporated, retail, restaurant, art museum, and office. This project was a senior design studio at UTA, Arlington, Texas.

Shoe Store, Dallas, Texas

A concept was created to develop a shoe store that featured a central wall for product-shoe display. Other innovations were highly organized circulation, seating, and lighting. The entrance was designed as a light fixture to draw attention to entry, product, and circulation; hierarchy of store functions was emphasized.

Fabric Store, Dallas, Texas

A concept was created to develop a fabric store. Space and lighting was layers. Inspiration here was from E Fay Jones Architect. Layering was a progression through the store articulating the hierarchy of function; layering was also a concept in the organization of artificial light, natural light and horizontal planes of the ceiling design. Colour was a feature used as accent and fabric advertisement. Circulation and use was highly articulated.

Strip Shopping Centre for Dallas Metroplex, Texas

He designed a new wall for strip shopping centre in the Colony, Texas. New innovations included making columns as light fixtures and having hierarchical display and entry areas. The outer wall was layered to give the design 3-d relief dimensionality and space. Lighting and colour was a feature of design to accentuate and articulate form.

Residential Facilities: Single-Family

Andrews Residence, Phoenix, Arizona

This project involved the design of 3,000 square feet of residential space. Three designs were presented to the client from a developed program that included room association, relationship diagram, house placement, construction types, individual room requirements, energy conservation, amenities, and site issues.

Ambassador's Residence, Suva, Fiji

This project involved the design of 15,000 square feet of residential space. This project contained elaborate exterior porches with views from the interior through glass walls. This project was completed in the office of Landry & Landry Architect and Planners, Dallas, Texas.

Residence, Mainland, China

This project involved the design of 20,000 square feet of residential space. Three designs were presented to the client for a site located along the coast.

Adrian Residence, Ellis County, Texas

This project involved the design of 15,000 square feet of residential space. Limestone and concrete block

were used as a load-bearing exterior supporting structure. Roof materials consisted of standing seam metal and blue greenstone. Blue greenstone is also used as an accent material. Purlin truss system was used for interior supporting structure. Monumental fireplaces reinforced ends of major space axes. Hardwood finish flooring was used in all areas except for slate flooring that he used in the entrance gallery. Pergolas and porches/verandahs provided transitions to the exterior. Parking garage was detached. This project was designed in conjunction with Ford, Powell, & Carson in San Antonio. The architect was Landry & Landry Architects & planners, which was O'Neil Ford's office in Dallas accomplishing projects with Ford Powell & Carson from San Antonio.

Prototype for a Low-Cost Housing System for the Department of Agriculture

This project involved the design of 1000 square feet of residential space. The goal was a modern home at an affordable price of high quality. A low-cost housing system provides efficient energy use, new materials, quality, durability, and technology. Operational savings are in energy efficiency and prolonged life cycle costs of building materials. The system is assembled on site. Fewer components are required for assembly reducing labor time. The system is flexible, incorporating many new materials of the commercial construction market for utilization in any house design configuration. The objective is to provide a high quality and flexible system while reducing dramatically the cost of housing. The house focuses on energy, conservation, and house design. Building homes by improving the quality of construction strives to ensure that these technically advanced homes are marketable and will meet the needs of the people who live in them. The home makes advances in structures, weather envelope, heating, cooling, power, appliances, glazing, affordability, economy, technology, efficiency, and livability to provide at a low cost.

Carlson Residence, Dallas, Texas

This project involved the design of 15,000 square feet of residential space, Landry & Landry Architects.

Sayles Residence, Dallas, Texas

This project involved the design of 15,000 square feet of residential space. This work was for Landry & Landry Architect and Planners, Dallas, Texas.

Hansen Residence Interiors, Dallas, Texas

This project involved the design of a bay window for a residence. This work was for Landry & Landry Architect and Planners, Dallas, Texas.

Rosenberg Residence, Dallas, Texas

This project involved photography of a 15,000-sq. ft. house for inclusion in a design competition. This work was for Landry & Landry Architect and Planners, Dallas, Texas.

Haggerty Residence, Dallas, Texas

This project involved the remodeling of a 15,000-sq. ft. house. The remodeling involved an addition and redesign of a portion of the existing/new elevation. This work was for Landry & Landry Architect and Planners, Dallas, Texas.

Arlington Condominiums, Arlington, Texas

This project involved the schematic design of a condominium project. This work was for Landry & Landry Architect and Planners, Dallas, Texas.

Jon Mosle Aspen Residence, Aspen, Colorado

This project involved the review of a schematic design development for the addition of patio decking to the exterior of a residence. This work was for Roger Burson (FAIA) of Burson and Williams Architects, Dallas, Texas.

Residence, Irving, Texas

He was part of a remodeling of a residence in Irving. His responsibilities were design, contracting, and construction management.

Residential Development for Doxa Central LLC Developers, Ajo, AZ

The project involved due diligence work for a 150-unit residential-commercial development on the border. An analysis of existing real estate documents and site conditions resulted in a report summarizing existing conditions, and recommendations made for process for land development. The client was Daniel Wilhelm.

Landscape Plan for Residence Dallas, Texas

This project involved the schematic design development for a landscape design for a large residence. Three designs were presented for the rear garden of a large home along the flood plain of a creek. The work was completed for Pfanenstiel Architects.

Larkwood Villa, Austin, Texas

Renovation of a home built in 1954. This is a comprehensive facelift of the entire 1300 sq. foot home with modern systems to include mechanical, electrical, and plumbing. A new column design or order was developed. New ideas include floating pilaster, pantry development with foldout spice rack, IT, built in features, and functionality. New materials and progressive design make the design decisions modern and exciting.

Grand Villa, USA

A 50,000-sq. ft. design in a courtyard style is presented. Modern design is used with the structure siting on a piano noble. There is more openness to the inside: The entrance is at the great library with panoramic view to the inner court. The master bedroom wing uses a tangram arrangement to evolve the formal design. Guest and servant quarters are also provided. The design references and suggests or connotes Palladian in a modern form.

Tower Villa, Irving, Texas, USA

This design involved 3500 sq. ft. of a Tuscan and modern design. The entry hall leads through a tower, and there is a third floor with a circular panoramic view to all sides of the home. An alternate design has the right-side bedroom wing turning toward the back to delineate better the porch area at the rear. This presentation is preliminary, but has evolved into a grand design.

Beach House, Natal, Brazil

This design was for a 5000 sq. feet residence. The concept was to create a polis, a house on a raised 2nd level with outer courts; first floor utility and entrance. The main floor was a raised lookout. Behind a large residential wall with services, amenities, and bedrooms with view forward and shielding the garden to the rear. The progressive geometry was inspired by Antonio Gaudi architect.

Residence for Louis Marson & Sons General Contractor, Scottsdale Arizona

He developed over 20 designs based on program developed for modern house. The designs were developed for glass and stone for the Phoenix metroplex area.

Ajo Arizona Mixed-Use Project, Ajo, Arizona

Single Family residential project was developed at a border town in Arizona. He was involved in due diligence analysis for project feasibility; the client was real estate developer Daniel Wilhelm. This was his first contract in real estate development.

Stearns Bank Residential Developments, Phoenix Metroplex, Arizona

He was involved in due diligence analysis, budgetary processes, and risk controls of residential projects under the charge of the Bank lending program. Multiple clients were involved. Most of the homes were included in larger developments while some were stand-alone.

Al Sami Gardens, Jeddah, Saudi Arabia

He was involved in product development and delivery methods for mixed use project to include single family residential for Saudi Arabia. Part of the scope of work was technology transfer out product resource allocation. The client was Al Sami Holding Group.

Long Lake Project, Corinth, Texas

The project involved the development of 100 single family luxury homes being part of a 300-million-dollar mixed use development. Homes varied from 6000 sq. ft. to 20,000 sq. ft. He oversaw both design and construction departments for start-up Chinese real estate development company out of Beijing. The client was Lelege Holding company.

Residential Facilities: Multi-Family

Apartment, Manhattan, New York, New York

This renovation of a 1200 square feet apartment in Manhattan high rise, took 1 year to complete in 2011-12. Major renovations included kitchen and bathrooms; including complete remodeling of all interiors. Innovations were the bar design using granite and glass.

Apartment, Irving, Texas

This renovation of 2500 square feet apartment in the Las Colinas high rise, took 1 year to complete in 2014-15. Major renovations included kitchen and bathrooms, including complete remodeling of all interiors.

Construction Management Monitoring, Phoenix Metroplex, Arizona

He monitored construction progress of as many as 30 multi-family developments, both mid-rise and high-rise in and around the phoenix area for Stearns Bank, Scottsdale, AZ as a bank manager. This period was 2004-2006.

Travis Street Apartments, Dallas, Texas

This project involved the review of a schematic design development for an apartment complex. This work was for Roger Burson (FAIA) of Burson and Williams Architects, Dallas, Texas.

Apartment, Dallas, Texas

He developed a concept at UTA design Studio to develop an apartment complex based on international style of design. The interiors used furniture pieces to develop space relationships.

Apartments, Irving, Texas

He was involved in renovations of apartments within Irving as a construction manager, designer, and contracting as needed.

King's Cross, London, England

He was involved in a 2-billion-dollar mixed-use master plan for London. Included were multi-family residential units. Architects were SOM (Chicago & London) and Frank Gehry (California). He was part of an elite team of 7.

Canary Wharf, London, England

He was part of a studio team working on Canary Wharf, Docklands, London. Architect was SOM Chicago & London.

Religious Facilities

St. Paul's Church, Dallas, Texas

This project involved the remodeling of 3,000 square feet of interior space.

St. John's Church, Ft. Worth, Texas

This project involved client meetings to develop a program for a new church.

Crown Life Lutheran Church, Dallas, Texas

He participated in the design of a new church of 40,000 square feet and site with parking facilities. The construction was in steel and masonry. He was involved in design and prepared the layout of the

construction documents. He organized the entire set of architectural drawings to include all details. The building material used was wood and masonry. He worked on other projects concurrently while working on this project.

Light as Structure Millennial Cathedral, USA

The project involves the conceptual development for 5-billion-dollar cathedral for development within the USA. Cathedral design is based on cathedral development designs included within the project list and as sketches.

Chapel for the University of Dallas, Irving, Texas

He was a member of the team designing a 3-million-dollar chapel in the woods aside the campus mall. He oversaw 3D modeling and detailing; structure in masonry and concrete with finishes in masonry, glass, copper wood paneling, and concrete. Seating 500; constructed in 1984.

Cathedrals of the Holy Rosary

He developed a series of 14 cathedrals, organized as a city with 12 gates. Each cathedral is monumental in scope, 13 along the perimeter and one in a square plan at center. The many design involves innovative planning, use of material, and structural systems.

Information Technology

General Motors Worldwide Campus Plan, Mesa, Arizona

Project involved the Development of IT Center for all testing facilities on the campus which includes administration, engineering, power plant, healthcare, testing, storage, and others. All buildings are supplied with IT communications. The entire campus area is several square miles with over 30 buildings. IT infrastructure included data to and from and Anechoic Chamber or Sound Isolation Chamber for testing new prototype vehicles.

Mixed-Use; Residential-Commercial: Long Lake Project, Corinth, Texas

Project included the development of IT Center of all communications, Lighting, Security controls, internet, telecommunications, fiber optics infrastructure in the land development and vertical construction packages; homes also to include IT & Intelligent Design or Smart Home systems. Solution evolved by coordination with IT and Electrical engineers and subcontract suppliers-manufacturers.

Marriott Hotel, Scottsdale, Arizona

Project included the development of IT Center and services the 400-million-dollar project. The specifications followed the guidelines of the Marriott Flag. Developer was Pals Lands Inc. The Architect was Chris Ganos. His role oversaw all projects and staff within the office of Ganos Associates Architects.

Cedar Place Elementary School, Yonkers, New York

Projects included the development of IT Center and services monitored at the Superintendent's Facilities Office at the School. Services included security systems, lighting, power, and facilities performance and monitoring. He was CM for DTA on site. Client was the Yonkers School Board and CM firm DTA.

Power & Power Plants

General Motors Worldwide Campus Plan, Mesa, Arizona

Project involved development of the General Motors Campus Power Plant utilities. Included was renovation of existing generators, installation of new power plant area, and addition-expansion provisions.

Phoenix Light Rail, Phoenix, Arizona

Project work involved the Conceptual Cost Estimate of rail system valued at 1 billion USD. Prior to this he was also involved in making recommendations for track assembly types and reviewing-researching life cycle analysis. A large part of conceptual estimate and study involved power.

Cedar Hill Elementary School, Yonkers, New York

As a construction manager, he was responsible for resolving all issues not clearly identified in the contract documents. One such issue was to clarify the installation-operation of the electric generator of the roof location. He coordinated the MEP Engineers (3) with the MEP prime contractors (3) with the prime GC (4) and generator manufacturer (1) as well as city officials (3) for on-site; technical meeting. Among other many electrical problems included defining material estimates for lighting, routing electrical lines-conduit in the gym, and additional cabling; fuse was 3000 amps.

Acoustics

Music Conservatory, Performance Hall, Natal, RGN, Brazil

Project involved the renovation of a music concert-performance hall at 500 seats for a music school. Acoustic principles were applied for sound absorption and dispersion control. Challenge was to reduce reverberation time. Various wall and ceiling assemblies and materials analyzed for acoustic performance.

Theater, Cedar Place Elementary School, Yonkers, New York

The project involved construction management of an Elementary School Theater for 1000 people. The CM firm was DTA and Urbahn Architects were architect of record from NY, NY.

Residential, National & International Projects & Prototype for Low Cost Housing System, USA

Acoustic materials and building assemblies were studied to provide optimal acoustic solutions for modern home designs. Acoustic performance was coordinated with studies on thermal resistivity and life cycle cost.

Hotel Designs, National Projects, USA

Various hotel projects included conferencing facilities requiring acoustic analysis and sound isolation performance. These technologies were also provided to bedroom areas. Various projects involved dates from 1988 to present. Some projects included the services of an acoustic engineer.

Liturgical Design, National Projects, USA

Various projects to include churches and chapel included acoustic design and performance analysis. Further to this experience is an interest in the design of Worship spaces.

Lighting & Illumination Engineering

Light as Structure

He completed a Master's Thesis in Lighting and Design in Architecture. He studied most historical books and articles concerning the art of lighting design published up to 1985. He gave a lecture to the Art Institute of Chicago about Light and Design in 1987 to students and local artists. Many ideas were developed on lighting installations and architectural works, among these were the use of negative and color transparencies for digital stained glass. Theories developed included the principles for defining systems or structures of light design.

Light Fixtures

He designed light fixtures for the restaurant in the Bank of China, Hong Kong in the Office of George Woo. He employed theories developed in Master Degree program from California polytechnic State University Lighting Lab. Among these was the use of Artificial Light fixture to integrate with the space and architecture as well as object-sculpture. Two fixtures were the Camera Fixture and the Fiber Optic Fixture. Lighting in design could be functional, integrated, behavioral, and formal expression of design; mass form and light form in balance.

Lectures

He was a member of the IESNA (Illumination Engineering Society of North America) and lectured at the Art Institute of Chicago to the Art Department study on Artificial and Natural Lighting. Included was discussion of the history of lighting in Architectural Design. His lecture reviewed a concise history of

lighting from around the world including digital photo presentation and theory of light and design. The presentation was received with acclamation.

Architectural Theory

A series of studies were developed to evolve the formal understanding and expression of light as a central theme in design; among these studies were a collection of cathedral designs and diverse architectural projects.

Lighting Models and Modeling

He is familiar with and has used professional lighting model standards of models of scale 1"=1'-0". He has built large lighting models as large as 7' x 7' x 5' at scale with 1" = 1'-0" with hand-made light fixtures to scale and photography at 7 minutes' exposure time. He has also experimented and rendering interiors and exteriors of buildings with 3D programs. His studies have also included many classes at California polytechnic State University lighting program and laboratory, and learning about ergonomics, task lighting, and illumination engineering. He was involved in college research involving lighting.

Bank of China, Hong Kong, for the Chinese Government

He worked on lighting fixtures for restaurant in the bank. The light fixtures were custom and to be made from glass in Venice, Italy.

Digital Stained Glass

He developed digital stained-glass idea by using positive acetate images or positive negatives sandwiched between glass to create a modern form of color imaging for digital stained glass production. The idea developed from digital media exercise to create color brochures by photographing translucent color images on a sun-backlit glass surface.

Structural Systems

Tensile Space Frame, Phoenix, Arizona

He developed an orthogonal tensile space frame in 2001 that uses 60% less steel by weight than traditional triangulated space frames; the form was based on Tensegrity studies by Buckminster Fuller. Concepts were submitted to NASA for consideration. He also developed many more ideas for traditional space frames based on studies in college that investigated various geometric forms for stable triangulated structures.

Structural-Architectural Coordination, National & International

He has extensive experience reviewing the coordination of architectural-structural work on projects. Among these is the coordination on a 2-billion USD project called Broadgate by SOM for London, England. For example, he drew the structural system of buildings over a train station for review by the structural department understand complexity of formal systems.

Monorail Magnetic Cushion, Irving, Texas

To have less impacting structural and environmental solutions to rapid transit, he developed an idea for a bullet train in 1975 published by marketing group IMI. This was developed several years before the idea was proposed at MIT. The system could propel the rail car forward and well as suspend rail ca above the track.

Prototype for Low Cost Housing System, National, USA

In the mid 90's his concept for a housing system was approved by the Department of Agriculture for loans to rural Areas. A part of the solution was to introduce light weight steel framing in an innovative manner; incorporating light weight steel framing (nested studs to form a column and beam system) with wire mesh to create a tensile shear wall. This idea was included in reports by the NAHB. Other ideas included net-zero energy, acoustics, and high thermal resistivity. These ideas were later expanded to new stud systems with triangulated web with local companies developing new technologies.

Research, Publications & Lectures

Light as Structure, San Luis Obispo, California

A master's Thesis written at California polytechnic State University, San Luis Obispo, California in 1985. This book reviews the impact of Lighting in Architectural Design as theory and research. The product was a philosophy for light and design in architecture. The bibliography was an extensive research on all materials related to lighting and design for any period prior to 1984, a process that took over 1 year exploring databases and libraries both nationally and internationally. The concepts formed an ongoing interest and evolution into light and design and influenced artists and architect to further their research. The thesis was the basis for a lecture at the Art Institute of Chicago and influenced many lighting designers. The Master's Thesis is published and held within the California Polytechnic State University JFK Library. The book proposes a new philosophy for architectural design by defining and illustrating the various structures of a visual language; between form and light include structures transitioning between the two. Research involved the study of all literature relating to natural light from recorded history to the time of publication. The book is forming the basis of a future book to be published exploring new ideas about form, space, and light. The book discusses man's biases arising from humanity and myths in the development of meaning and perception of space-form. The way meaning is developed and attributed to a design, and the perception of light as structure are particularly an aspect that defines "humanity" even though nature may allude to other concepts. Here there is both divergence and commonality. Intuition is evaluated in the design process to reveal potential inconsistencies that can emerge in a real-life experience; and also, to improve design by enhanced awareness, process, and developed intuition by understanding the experience within which we exist.

Prototype for a Low-Cost Housing System, National, USA

Approved by the Department of Agriculture for Loans to rural Areas for their Demonstration Housing Program, the ideas formed the basis for what is common in many modular house systems today. A concern for net-zero energy, sustainability, universal design, energy, acoustics, lighting, thermal resistivity, and innovative mechanical systems presented before this was popular. The approach was to be progressive and incorporate the best technology into a solution that was affordable; a modern home with quality.

Trans Dimensional Unified Field Theory, Dallas, Texas

A Physics Book was published that promotes new equations for uniting theories of quantum, field, string, and relativity into mathematical structure. This book also represents a group on LinkedIn interested in such topics. He was invited to speak on this book in Austin, Texas. The concept for the book started when I was 16 and was developed and continues to this day. It is a book that deals with physics, metaphysics, and philosophy. In it also has a revolutionary definition of phi and its purpose in the universe. The universe has its laws and man has a human perception; the two are not entirely the same and hence our perceptions are biased as human incorporating a myriad of myths that fill in gaps where knowledge is incomplete. TDUFT establishes that the universe is mathematics, and the universe is an analogy of truths that emerge from a first cause. Numbers have meaning. The universe is a transcendent conscious state that is inhabited by humanity and exists simply as a state of consciousness, real only by participation. What is real is shared. As the old alchemist refer to, as below so above, as above so below. Also proposed is a unification of theoretical principles.

Miscellaneous Publications, National & International

There have been various publications in local art, poetry, & design magazines. His concept for a redesign of the World Trade Towers was included in a local Manhattan Magazine called Downtown Express. His concept for a Prototype for low cost Housing system was included in a review of home designs in NAHB. He has worked on various patents as an architect for 2 clients.

Art Institute, Chicago, Illinois

He gave a lecture on Light and Design to the Art Department in 1988. The lecture was very well received and attended by artist from across the Chicago metro area.

Invitation to Debate on Collapse of World Trade Towers, Dallas, Texas

He was invited to a public debate on an explanation for the collapse of the World Trade Center.

Solar Project, Poly Canyon, California Polytechnic State University, San Luis Obispo, California

He was involved in the hands-on construction of a solar facility use to test active and passive solar systems for research in an area called Poly Canyon used to build and test real structures.

Technical Lead for Studio, SOM, Chicago

At SOM Chicago he was assigned technical lead for Studio by Associate Anwar Hakim. He attended regular weekly meetings on technical research by SOM accomplished on many of their projects from the various offices.

Design for World Trade Center Towers, New York, New York

A new style of design of high rises including buttressing in the design as an extension of the building design.

Lighting

He studied and developed concepts for artificial and natural light as governing principal in architectural design; this included entering international design competitions.

Integrated Design Build, Jeddah, Saudi Arabia

Developed new project delivery systems for real estate development for International projects. This was considered for Al-Sami, Holding Group in Jeddah, Saudi Arabia.

Net Zero Projects

He was involved in the development of a net-zero single family residential energy system in the housing research area; Prototype for Low-Cost Housing System.

Figueroa Towers Three, Los Angeles, California

Three high-rise towers divided along the diagonals of a square form the triangular tubular bundled system that supports the high-rise. The tubes as used to cascade a pattern stepping tower from the tallest tower down to the lowest tower. This was a Graduate University design research proposal and alternate to an SOM design for same property; this design of 1984 was years ahead of Pei's Bank of China.

Tensile Space Frame, Dallas, Texas & Phoenix, Arizona

He developed a tensile space frame of an orthogonal module based on tensegrity systems started by Buckminster Fuller. The frame is as strong solid members with 60% less steel by weight.

Tensile Sheer Wall, Dallas, Texas

He developed a tensile sheer wall to brace light weight steel construction for residential projects.

Furniture: System, Modular, & Custom**Desk Construction, England**

He designed and built a desk with built in lamps constructed from oak and plywood. His experience included using a lathe, band-saw, planar, and manual tools for cutting dovetail joints and learning about wood joinery. He applied various finishing techniques and electric for the built-in lamps-task lighting. Project time for 1 year in 1973

Chess Set, England

He designed a built a 2x2 ft. portable chess suitcase with board and pieces out of oak and mahogany wood. The pieces were partly tooled on a lathe. The interior for the case was lined in green felt. The handle and hinged were bronze; one side piece with Velcro attachment, other side insert for game board. Project time for 6 months in 1971.

Kiosk, Dallas, Texas

He designed a modular kiosk out of acrylic that opens out from a transparent cube. The cube also folds out 2-tier levels of modular lighting tracks. Within the modular cube are storage modules and seating modules.

Cedar Hill School, Yonkers, New York

This involved entire furniture for elementary school near completion. Construction management services were provided for installation of furniture to site and installation. Special furniture systems and facilities were supplied for pre-school ages.

Bank of China, Hong Kong, China

He was involved in bank furniture system specifications (contract documents) to include trading desks, system furniture for office-administrative areas, conference area furniture, custom furniture, and retail furniture. Modular systems were used for large planned areas.

Residential Projects: Single Family & Multi-Family

He was involved in furniture selections for both single family and multi-family residential projects.

Solar**Passive & Active Systems**

He has explored passive and active systems in residential design. This has included both AC and DC battery storage systems along with DC appliances. Other energy systems for investigation involved integrating solar with radiant piping systems, air circulation perimeter shell systems, heated glazing systems, thermal shell building systems, dynamic insulated modular-paneling systems, temperature controlling surfaces, insulators, acoustics, roofing systems, & energy efficient appliances.

Solar Project, Poly Canyon, California Polytechnic State University, San Luis Obispo, California

He was involved in the hands-on construction of a solar facility used to test active and passive solar systems for research in an area called Poly Canyon used to build and test real structures. The funds for the project were provided by multiple grants and land donated by the college canyon for research purpose for real building structures. This was his first real construction management and on-site construction project as well as being a research and design project which involved passive and active solar technology.

Prototype for a Low-Cost Housing System, Dallas, Texas

He developed net zero homes using passive and active solar system integrated with AC and DC power. DC active solar power was a stand-alone system that provided energy back to the grid with backup battery power. The outer shell had an R value of 60-100 and the outer wall was used for air circulation; also, an insulator. Adjustable passive solar screens-insulator panels were used to shield solar gain during different times of the day and also removable for gain during times in the winter.

Photography**Large Negatives**

He has experience with producing large negatives for high quality prints. This technique was later used to create digital stained glass and photographing negative and positive images sandwiched in glass backlit by sunlight.

Contact Sheets

He used color contact sheets for developing marketing concepts of project images.

Architecture Travel

He had photographed buildings and used in presentations and lectures. He is experienced at conventional photographic methods of film type, exposure and time; as well as various lens types. He has travelled

and photographed many prestigious buildings.

Drawing and Model Images

He has developed complex models and photographed them using special lighting conditions. He has photographed lighting models with as much as 7-minute exposure times using fine grain films. He is aware of techniques used to photograph drawings well.

3D Programs & Modeling

He has used 3D programs and services to reproduce architectural exteriors and interiors for quality presentations. He also has use modeling with photography to build three-D images and collages. He is an excellent model builder; at SOM when Partner Bruce Graham asked him to build the model of a Lobby of high rise in 2 hours with lighting for the client flying in from Europe, the ask was completed to partner's satisfaction.

Marketing, Renderings & Presentations

Websites

He has designed interactive websites using various programs.

News Groups

He has been involved in marketing on the internet.

Brochures-Literature

He has been involved in designing the look and feel or product development of marketing materials to also include promotional materials-gifts.

Social Media

He has been active of marketing using various social media networks.

Hand Drawings and Presentations

His career began with hand drawn presentations. He has experience at traditional drawings such as perspectives, axonometric, interior perspectives, exterior renderings, sketches, and various modeling methods. He has executed drawings in multi-media, color, black and white ink, pencil, and water colors.

Software

He has experimented with various Microsoft products to include power point and others. I addition he has experience with lesser known programs to generate presentations.

GJD Designs, AZ & TX, National & International

He has acquired assignments of projects involving many large corporations such as Lockheed Martin, CRSS, CH2MHill, Parsons, HOK, HKS, and various government entities to include Federal.

Walls, Dallas, Texas

He did a color rendering for a Garden wall and strip shopping center mall.

Stearns Bank

In a competition to see who could get the most business referrals for investment loans in a 4-week period, he acquired 1-billion in referrals, far ahead of anyone else.

Bridges, Walls, & Retaining Walls

Bailey Bridge, England

He was involved as a cadet in the construction of a Bailey Bridge as part Duke of Edinburg Bronze Award. This involved the construction of a bridge on site using portable and modular truss elements. He was part of

a team of 16.

Concrete Bridge, Ranch Lake Development, Corinth, Texas

He was involved in researching systems for the development of a bridge over Long lake for mixed use retail-residential development. Various adjacent retaining wall systems were explored to include 1-ton concrete block system.

Walls, Dallas, Texas

He did a color rendering for a Garden wall and strip shopping center mall.

Canary Wharf, London, England

He was involved in detailing concrete bridge design for the docklands project.

Broadgate, London, England

He was involved in detailing the relationship of new buildings to roadways and metal bridgework.

Land Development, Master Plan & Infrastructure

Long Lake Development, Corinth, Texas

106 acres of raw land was developed into a mixed-use residential-commercial-industrial park. To be provided were 100 luxury homes 6,000-10,000 square feet, and a very mixed-use facility to include retail, industrial, education, security, and parks fronting 2 lakes (Long Lake & Lake Lewisville). He coordinated with the civil engineers to resolve special-use zoning, water, power, and special features. The property was to have a light house and pedestrian bridge over the lake. He resolved plans for IT and special electrical needs of the property with electrical engineers. With the city and engineers, issues were resolved about property jurisdiction since the property boundaries crossed many cities. In addition, wetlands mitigation at the state level and coordination with the army corps of engineers at local level resolved any conflicts regarding the abutment of property on 2 lakes.

Skidmore Owings & Merrill, London, England, UK

Three 2-billion dollar projects in London were Canary wharf, King's Cross, & Broadgate. These Master Plan and Vertical construction projects were also coordinated with local transportation needs such as British Rail and the Docklands.

Al Sami Gardens, Jeddah, Saudi Arabia

This 1-Billion mixed-use project involved a plan to covert desert to usable land. His role was to advice on industrial engineered approach to importation of construction technology via modular construction and manufacturing in Saudi Arabia.

Solana, Southlake, Texas

An Industrial Business Park for IBM was developed to incorporate mixed use. Mixed use project was managed by CRSS-HKS, Dallas; Giurgola, and Ricardo Ligoretta Architects, Mexico in South Lake, Texas.

Residential Development for Doxa Central LLC Developers, Ajo, AZ

This project involved the conversion of raw desert land into mixed use residential and retail near the city of AJO, AZ. Among the challenges was to upgrade City facilities to provide utilities to the site which was unsupported.

Industrial & Infrastructure (Mixed-Use & Master Plan)

Power Plants:

Mesa Campus Plan, Desert Proving Grounds, Worldwide Facility for General Motors, AZ

Project involved development of the General Motors Campus Power Plant utilities. Included was renovation

of existing generators, installation of new power plant area, and addition-expansion provisions. He oversaw a studio team at Giffels to accomplish this task. Giffels was a top AE firm out of Michigan that services all of General Motors needs. Giffels had in-house MEP and structural and was bought by Arcadis. Giffels was listed in the ENR top engineering AE firms.

Automotive, Manufacturing, Testing, Representation, & Distribution:

Mesa Campus Plan, Desert Proving Grounds, Worldwide Facility for General Motors, AZ

He was a Project Manager for the General Motor's Mesa Campus Plan, Desert Proving Grounds, and Worldwide Facility by Arcadis-Giffels for Mesa, Arizona. He had the authority and responsibility for the administration of the project of 5/30 buildings (Administration Building B29, Engineering North B27, Central Power Plant B28, Car and Truck B30, Central Warehouse B52). The project scope of all buildings included demolition, new site work - infrastructure, new buildings, and interior remodeling valued near 60 million dollars. Office areas used system furniture. He also supervised the design of the Nurse's Station-Medical within the Administration Building B29.

Nissan Corporate Headquarters, Irving, Texas

He worked of headquarters for launch of industrial facilities and product in the USA. This project was in an industrial business park in Las Colinas area of Irving, Texas. Today the area is headquartered to many industrial companies such as Fluor.

Docklands:

Canary Wharf, London Docklands, London, England, UK

Canary Wharf Master Plan was a planned development and mixed-use project for the Dock-lands. I.M. Pei, New York was the first architect to design the site, and then it was given to the charge of SOM, Chicago. This was a Multi-billion-dollar project. I participated in the design of a proposed building, site planning development, and design development of a bridge. For this experience, he was in the Studio of L. Breslau.

Long Lake Project Corinth, Texas

This project has boundaries along 2 lakes being Long Lake and Lake Lewisville. Project was coordinated with the Army Corps of Engineers and at the State Level Wetlands Mitigation. The site was assessed by environmental group for wetlands mitigation and phase 1 and 2 analysis; all concerns were processed for review by appropriate governing authorities.

Water Facilities:

Bachman Water Treatment Plant, Dallas, Texas

He was involved in the Preservation, Renovation, Upgrade, & Expansion to Bachman Water Treatment Plant, Bachman Lake, and Dallas, Texas; coordinated by city of Dallas, CH2MHill, and Archi-Texas. Items of discussion included the entire facility to include the Pump and Filtration systems. The results were printed in a book published by the City of Dallas.

Residential Development for Doxa Central LLC Developers, Ajo, AZ

The project involved due diligence work for a 150-unit residential and commercial development on the border. An analysis of existing real estate documents and site conditions resulted in a report summarizing existing conditions, and recommendations made for process for land development. The client was Daniel Wilhelm; involved assessment of expanding industrial capacity of the city to support expansion. I reviewed several thousand pages of environmental and feasibility reports, entitlements, and surveys.

Water Storage Tanks, Water Terminals and Piping

Water storage for various projects was a program feature because of scarcity of water in the desert; also, collection of rainwater. The storages were very large; some so large one could walk inside them. These made the construction site look like an ancient ruin.

Industrial Business Parks, Distribution Center, Warehouse & Manufacturing:

Stearns Bank Construction Department Construction Lending Portfolio Controls, Multiple Projects & Mixed-Use, Regional and National

From 2004-2006 years, I was Construction Control Manager for Stearns Bank in Arizona. The position involved architecture, construction management, risk review, banking, knowledge of construction issues-laws as they vary per state, coordination with developers, hiring inspectors, budget review, documentation, and supervising over 200 (100 active) construction/land projects (budget more than 500 million) per year. Marketing also involved approximately one billion in referrals. 20% of the projects were land development and supervised from pre-construction through site construction; the remainder 50% industrial such as LGE Business-Parks, Manufacturing, Industrial Campus Plans, Aerospace, etc.

Solana Master Plan, Industrial Business Park, Westlake & Southlake, Texas

This project had multiple architectural firms to include Legorreto Architects, HKS, CRS Sitrine, Peter Walker – Martha Schwatz, Mitchell - Giurgola Architects, & Barton Myers Associates. During 1990, his position was part of the studio team working on the master plan with CRSS Sitrine in Dallas, Texas office. Grasslands, oak forests and rolling hills of Westlake and Southlake create the context for Solana, ambitious office development, hotel and shops. In its natural state, the land is of 650 acres of mostly plain.

Walt Disney World Headquarters, Team Disney Building, Orlando, Florida

This project involved interior design, industrial engineering, value engineering, and project management for the Team Disney Administration Facility (401,000 plus square feet) in coordination with architect and designer Arata Isosaki, Japan and CRSS. Interiors included system furniture. The project was located in the Walt Disney Industrial Park near World Resort. The interior project was designed within the two four story wings, which have a 120-foot tower or sundial at center. Amenities included a fitness facility, cafeteria, and patio.

Budgets:

He has experience with cost estimating, value engineering, and master plan budgeting.

Transportation & Infrastructure:

Central Phoenix East Valley Light Rail Transit Project, Regional Public Transit Authority, Arizona

As Project Manager for DTA I participated in the review of the Conceptual Cost Estimate for the East Valley Light Rail Project. Estimated near 1 billion dollars, this project under the RPTA was one of the largest transportation & infrastructure projects ever planned and a partnership between adjacent cities to include Phoenix, Mesa, and Tempe.

DFW Airport, Dallas-Fort Worth Metroplex

He accomplished American Airlines Additions at Dallas-Fort Worth International Airport. Transportation and Infrastructure included addition of Gates, Baggage Infrastructure, and international transit lounge. He developed a 2-hour roll down glass partitions for the international transit lounge that filled several 30 feet column bays.

TSA Security Rollout, 10 Airports, for Lockheed Martin & TSA, Arizona

He provided Security upgrades to 10 airports in Arizona after 9/11 working with Lockheed Martin from Washington DC and Federal TSA (Homeland Security). The process involved site assessments and inventory, programming, analysis, budget review, design proposal and development, interviewing architects and contractors, awarding contracts, and supervising construction followed by closeout. This was coordinated with Lockheed Martin and the TSA.

King's Cross Master Plan at King's Cross Train Station, British Rail, London, England, and UK

King's Cross Master-plan Competition Proposal (SOM, Chicago & Frank Gehry Architect, California),

Multi-use (office, retail, commercial, institutional, industrial, and residential) mid-rise buildings, London, England. The master-plan design involved a team of 5 and I was a part of that team. This project was a Master Plan of approximately 30 buildings for London totalling nearly 2 billion in construction costs. This Multi-use community complex included all amenities required for a city neighbourhood. Building types included office, commercial, institutional, municipal, community, industrial, housing, landscape, transportation, canals, parks, leisure, and recreation. The project was later designed for the client in conjunction with Frank Gehry, Architect in California.

Broadgate Complex, Master Plan & Design, London, for British Rail & Rosehaugh Stanhope Developments, London, England, UK

Broadgate was a master-planned project by SOM for London, England. This project was a design of 14 buildings totalling 4 million SF in the Broadgate Complex of London. This was the largest single urban development in Europe totalling nearly 2 billion in construction costs. Most of the development was built over the platform railway tracks of the Liverpool Street Train Station. The building heights were approximately 14-20 stories and 20,000 square feet per floor or more. The project involved access to train facilities and site work. The project was designed to be a community complex and included office, retail, leisure facilities, and plazas. The open areas were designed for art exhibits, performance, and recreation. The projects involved master planning, schematic design, design development, construction administration, and project management. I was responsible for the coordination of the architectural documents with the other disciplines, client presentation drawings, and technical problem solving. I was a member of the technical staff, a technical representative in the studios, and attended technical meetings and presentations. I was also sent to the London office for construction administration.

Solar & Research:

Prototype for a Low-Cost Housing, System, Dallas, TX

This project involved research into providing active solar system for net-zero energy by providing battery storage and an AC-DC appliance system. This was approved by the Department of Agriculture for its home loan demonstration program that provided home loans to rural areas.

Solar Greenhouse, Poly Canyon, California Polytechnic State University, San Luis Obispo, California

This project was a research funded project to test various active solar energy systems in a solar house project built by students of the university. He was involved in testing, cm services, and research. The university provided an area for construction of student projects; this was funded partly by corporate grants.

Production & Manufacturing:

Brewery, Dallas, Texas, USA

This project involved a survey of existing industrial & manufacturing facilities for its use into renovation for future industrial facilities, which later was developed into a mixed use industrial facility to include a Brewery.

Stearns Bank, Scottsdale, AZ

Stearns Bank provided loans for the development of many industrial parks for LGE Design Build in addition to various local manufacturing facilities and warehouses. Some even were in the aerospace industry, but included also electronics, and construction materials.

Manufacturing, Material & Agricultural, National & International

While attending international schools, and travel he studied and reported on the organization of manufacturing facilities related to Tobacco, Brewery, Bottling, Fishery, and Cookie production and others as follows:

Tobacco: Luanda, Angola, Portuguese West Africa.

Brewery: Luanda, Angola, Portuguese West Africa

Cigarettes: Luanda, Angola, Portuguese West Africa

Bottling: Luanda Angola, Portuguese, West Africa
Cookie: Luanda, Angola, Portuguese West Africa
Fishery: Luanda, Angola, Portuguese West Africa
Oil Tanker: Luanda, Angola, Portuguese West Africa
Astronomy & Science Center, Luanda, Angola, Portuguese West Africa
Wild Life Animal Preserve, Angola, Portuguese West Africa
Fishery: Frankfort on the Oder & East Germany
Automobile Accessories Factory, Stuttgart, West Germany
Pig Farm: Stuttgart, West Germany
Iladro Factory: Valencia, Spain
Cattle Ranch & Farm: Caico, RGN, Brazil
Arcosanti City: Arcosanti, AZ
Cosanti: Cosanti, Paradise Valley, AZ
Taliesin East: Near Madison, WI
Taliesin West: Scottsdale, AZ
Fermi Laboratory Super Collider: Chicago, IL
Dairy Plant: Phoenix, AZ
NASA: Houston, TX
Cryogenics Project: Stasis Foundation, Comfort, TX

Food Processing:

Industrial Kitchen, National Projects

He was involved in many industrial-commercial kitchens on various restaurant projects.

Minyards Food Stores, Irving, Texas

He was a clerk in a Grocery Store for 2 years while attending college and has full understanding of the Grocery business and equipment.

Petroleum Industry:

Geophysical Reporting

I wrote many geophysical reports for and with my father who was a geophysicist for the oil industry for various international exploration projects throughout the world. Companies included Marathon Oil, Sedco Oil when Bill Clements was Governor of Texas, and London Merchant Securities that focused on the North Sea Oil exploration and owner was Lord Raynes.

Paper:

King's Cross, London, England, UK

A part of the programming feature on this master plan was to incorporate various industrial features to include a paper mill. The project was supervised by SOM, Chicago & London.

Investment & Industrial:

Bank of China, Investment Bank, Hong Kong, for the Chinese Government

Participated in the Design of 500,000 square feet of interiors in new construction for Architect George Woo (FAIA) in Dallas and coordinated with I.M. Pei's office in New York. The project included the first 25 floors of the Bank of China. Also included were system furniture, all finishes, office furniture, bank trading, office layouts, furniture, carpet patterns/colors, conference, security, meeting rooms, suites, restaurants, amenities, and custom lighting fixtures. Design, research, and some project management were involved. In addition to design tasks, he was involved in specific research that lead to lighting fixture designs from Venice, selection of the bank trading furniture for maximum operational efficiency, marble details, and other specialized tasks. This was considered a

prestigious and high-profile project during its time, with mixed uses.

Stearns Bank, Scottsdale, AZ

Stearns Bank provided many loans for industrial development and industrial business parks. The project types included aerospace, agriculture, construction, light steel manufacturing, IT, warehouses, petroleum, distribution centers, medical, metal buildings, equipment, and many others.

The Old Law Courts Premises Multi-Use Complex for the National Investment Board, Banjul, the Gambia

The project included both office and retail. A structural steel concrete skeleton has a shell of alternating layers of tile and glass. The roof is glass and the alternation of solid and transparency can delineate by the layered walls/curves. The structure extends outward from the exterior shell to be perceived as a flying buttress system. Lighting is used on the buttresses to articulate rhythm. The subdivision at 1/3rd the elevation allows for a dynamic symmetry, a tool he uses frequently; which is an alternation of symmetry and non-symmetry. The entire project evolved into about 12,000 square meters. This project involved a design competition.

Al Sami Gardens Project, South Jeddah, Saudi Arabia

Al Sami Holding Group was involved in a planned development of a major residential-led mixed use project south of Jeddah in Saudi Arabia with an area of 1.07 million square metres. Involvement was for review and proposal for real estate development strategy and development of specification for building systems and performance. Interest was in importation of technology and modular systems of construction. Approach was for integrated design build model and architect driven while incorporating real estate development and product resource development for the acquisition and development of technologies. The team involved Savills, HOK, KPMG, Hill International and others; project value 2 billion; retail, industrial, residential. The main goal was to import foreign construction technology and provide advanced constructions system to Saudi Arabia and to be the provider of construction industry.

Long Lake Project, Corinth, Texas

Lelege Group, an international real estate development corporation and holding company out of Beijing, China with USA headquarters in Texas was involved in a mixed-use project of 100 luxury homes, industrial, and commercial over 106 acres North and adjacent to Lake Lewisville, Texas. Homes were 6,000 to 10,000 square feet each. He was Chief Construction Officer (CCO) and Architect supervising the Design and Construction Departments and reporting to the CEO and Chairman. After a few weeks, he was promoted from head of the construction department to oversee both the construction and design departments. Further duties included hiring of staff. He was active in the Dallas, USA and Beijing, China Offices. He worked with the Tsinghua designers in Beijing and had good relationship with the Chinese. His responsibilities included pre-construction activities, real estate due diligence, land development processes (civil & zoning) and procedures (phase 1 and 2 analysis and wetlands mitigation), development of housing prototypes, budgets, schedules, specifications, technical (site-building systems and IT Control Center), legal, sales contracts, construction contracts, insurances, bonds, and marketing. Project value 300 million. This project involved foreign investment into the USA construction and real estate development industry monitored by the Federal Government through the EB5 international investment program.

Real Estate Development Financing, Partnering, and Team Building

He was involved in teaming investors for various mixed-use developments both nationally and internationally. Building Types included infrastructure developments, land developments, franchise developments, mixed-use, industrial, commercial, retail, resorts, and hospitality. He had associations with various real estate investment companies, investors, venture capitalists and real estate developers. His experience was developed largely during his tenure as manager of a bank.

Natural Science, Chemistry & Biotechnology:

Science Research Facility, University of Dallas, Irving Texas

This project was to combine state of the art research facilities for physics, chemistry, biology, genetics, and bio-technology. The project was guided by Landry & Landry Architects and Planners, Dallas, Texas & Ford, Powell, & Carson, San Antonio Texas. The University has a very strong Bio-Research program and Chemistry Departments. The project included programming of all functional requirements, understanding of clean areas, hazardous materials, and specialized research programs. The project was technical and involving industrial applications about Genetics and Chemistry. The Genetics Department also included research equipment and cool storage areas for biological growth experiments. Prior to being an architect, he was a student at said university.

General Motors Worldwide Campus, Mesa, AZ

Storage for hazardous chemicals was a programming feature of the campus plan. A part of the master plan was to address solar gain and the issues of protecting hazardous materials.

Preservation

Bachman Water Treatment Plant, city of Dallas, Texas

He was involved on the first preservation project for the city of Dallas. The project was developed through architecture firms AchiTexas and CH2MHill for the city of Dallas. The project included a 400-page report that was later edited and refined for the city report. The project described the historical development of the architectural properties of the Bachman water Treatment Plant that began operations for the City of Dallas in 1930. In the report were also drawings and photographs. He has a copy of said report.

Strategic Airport Security Rollout, AZ

10 airports were upgraded for security for TSA by Lockheed Martin. He was aware of renovations to conform to existing style of existing facilities.

Cedar hill Elementary School, Yonkers, NY

The project was designed to blend into a historical area of Yonkers. He maintained the standards of the construction contract as a manager of the project.

Broadgate, London, England

The project was designed to conform and blend into a historical context on London's Financial District. He maintained the standards of context being lead person detailing this project and following through construction administration and quality control.

Real Estate Development, Stearns Bank, AZ

He was involved in projects that maintained conjectural reference to adjacent historical areas of the Phoenix Metroplex.

Tilt Wall Construction

Stearns Bank Projects, AZ

He reviewed many tilt wall projects to include commercial, industrial, manufacturing, warehouse, and office. Most were developed under a design-build model

Storage Facilities

General Motors Campus, Mesa, AZ

He designed and renovated metal building facilities for material and chemical storage for GM.

Storage Facility, Phoenix, AZ

He reviewed the installation of storage facilities using innovative metal stud framing systems that produced substantial savings in time and cost; a record for the region and exclusive.

Spas, Health Clubs, and Fitness Centers**Health Club & Spa, London, England**

He developed interior design features for a Spa & Health club for the Broadgate project in London, England for SOM. Among the unique accomplishments was to develop a new method for designing a swimming pool and Jacuzzi that would never crack. He reviewed drawings of the interior design department and coordinated with architectural requirements.

Fitness Club & Spa, Chandler, AZ

He reviewed the development of a Fitness Center and Spa that included Olympic style swimming area, and many other features for fitness. The owner was a former Olympic athlete and explained that training didn't require facilities, but could be accomplished against one's own body weight.

Residential Swimming Pool, Irving, TX

He provided CM services for the design and installation of a residential swimming pool.

Property Management**Single Family Residential**

He has 20 years' experience managing properties; both single and multi-family properties. This includes owner complaints, contract management, lease contracts, and sales contracts.

Multi-Family Residential

He has 20 years' experience managing properties; both single and multi-family properties. This includes owner complaints, contract management, lease contracts, and sales contracts.

Food Industry**Restaurants**

He has worked on numerous restaurant designs involved in hospitality, mixed-use and stand-alone projects.

Groceries

He has been employed by Grocery chain during college.

Manufacturing & Processing

He has been involved in the research, operations and construction oversight of food processing facilities; some involving manufacturing related equipment. These included dairy, food, breweries, fish, livestock, tobacco, beverages, poultry, agriculture, and groceries.

EHS (Environment, Health & Safety) Management**Ergonomics**

He has studied lighting and ergonomics in the workplace in graduate university and applied these principles to both architecture and interior design

Manufacturing and Testing Facilities

He has been in environment, health, and safety of planning upgrades to General Motors Worldwide Campus in Mesa, Arizona. This project involved both renovation and new construction.

Due Diligence and Real Estate Development

He has been involved in acquisition and reviewing properties for environmental issues; activities included wetland mitigation, phase 1 and 2 analysis, coordination with state agencies, coordination with DOT, coordination with the Army Corps of Engineers, and coordination with city, county state and federal agencies. Project types have included mixed-use, rail, airports, automotive, and land development.

Energy

He has been involved in creating efficient energy performing designs such as Net Zero as well as living environments that are safe, healthy, and comfortable.

Health Factors and Safety Environment

I Graduate University he took classes on Human Factors in design that related to healthy and safe environments. These studies also involved performance in the workplace and psychology.

Executive Management & Reporting

Architecture & Interior Design

He has been a Studio Director and managed teams on multiple projects, as an executive involved in real estate development he oversaw both design and construction. He has been a lead role involved in the full phases of architectural services from programming through design and design development to construction administration and close-out. A company here includes SOM, Chicago, Illinois.

Types:

A – Architecture

AE – Architecture engineering

EA – Engineering Architecture

Construction Management

He has been the head of a department and written an operations manual, executive reports, and performance reports. He has worked with lawyers, contracts, leases, insurances, all related to the real estate development and construction industry. He has been involved in scheduling, budgets, and contracts. Experience has included considerable oversight of contractors, subcontractors, as well as personnel and contractor selections. Included are design build project delivery methods. A company here includes Lockheed Martin, Washington, D.C.

Types:

Owner's Manager – He has been a cm from the owner's side

Contractor – He has been a manager from the contractor's side.

Real Estate Development

He has held position of responsibility as high as CCO (Chief construction officer) over design and construction reporting to Chairman and CEO. He has developed delivery method called integrated design build which incorporated design build, real estate due diligence, with materials acquisition and manufacturing where developer is also supplier of materials and technology. A company here includes Doxa Central, Phoenix, Arizona.

Types:

Integrated Design Build – A system that is real estate developer driven design-build that incorporates product development and technology transfer. Additional focuses are building systems and integration of schedule, cost, and scope.

Design Build – There are three types he was involved in:

Architect driven design build

Real estate developer driven design build

Contractor driven design build

Finance

Experience in finance has included value engineering, cost estimating, and master plan budgeting. His

executive skills included manager of a Bank and establishment of a new department to observe risk in the real estate development industry. He met 100 real estate developers per month. He also had interest in economics and market trends. Knowledge in this area includes time, cost, and process. Experience also included secret security clearance from the federal government and federal reporting. A company here includes Stearns Bank, Scottsdale, Arizona.

Types:

Bank – He was a manager of a Bank and worked on a variety of loan types.

Owner Financed – He has worked with owner financed projects.

Bond – He has worked on bond financed projects.

Contracts

He has experience in contract forms to include bid-build, contractor at risk, and design builds in various forms. He has been involved in leasing agreements, real estate development due diligence, AIA contract forms, insurance contracts, bond contracts, zoning, special-use zoning districts, permits and applications, banking terminology, construction obligations as a state issue, legal obligations, & responsibilities defined on paper as well as through business relationships. At Stearns Bank, he learned many facts about construction law and has worked with lawyers as a banker, real estate developer, construction manager, and architect.

Types:

Lease – He worked on lease contracts for 300 million dollars mixed-use and on single family and multi-family residential

Bonds – He worked on providing bonds through the contractor and also through the real estate developer

Zoning – He worked on special use zoning for mixed-use developments via city council, city manager, mayor, and city development department.

Construction Documents – As an architect he worked on drawings and specifications on many large mixed-use developments and other building types. He developed a 10-point system for checking construction documents.

Construction – He worked on construction contracts on many projects originally drafted or using amended AIA contract forms. He developed a 10-point system for selecting contractors.

Insurance – He was involved in selecting and developing many insurance vehicles for various projects

Environmental – He was involved in procuring environmental reports needed for property due diligence

Deed – He was involved in property purchases.

Bank – He was a manager of a bank and vetted documents and developers for construction loans

Entitlements – He has worked with various government agencies to resolve document related issues.

Triple Constraints: Time, Cost, & Scope

He has been involved in team building and developing construction schedules to half the project time while adjusting cost and scope. He has been involved in cost estimating, value engineering, and master-plan budgeting to include land development with vertical construction. He has acquired real estate development techniques for setting budgets and combined with skills he learned as a manager of a bank. In addition to traditional scheduling tools developed as a construction manager, he also had experience developing financial scheduling-predictive tools and parameters for contractor performances; very useful in large developments and mixed-use projects. He developed various tools to stress test and predicts real estate development performances.

Cost

Masterplan Budgets – Worked out budgets for land development and vertical construction including land, soft costs, hard costs and fees. He worked out financial equations to determine project health, viability, and risk.

Value Engineering – He has value engineered a Disney project and others.

Cost Estimating – He worked on many estimating jobs using Reed books and excel; he worked on the conceptual cost estimate for Phoenix Light Rail.

Cash Flow – He worked the cash flow incorporating the schedule.

Scheduling

Microsoft Project – He worked with MS Project

Critical Path – He worked with critical path scheduling

Manpower and Project – He worked with manpower and multiple project scheduling.

Primavera – He worked briefly with primavera.

Scope

Construction Documents – He knows how to specify deliverables from the architect and incorporate code and branding requirements.

Building Systems – He knows how to evaluate systems approach to constructability

Material resort and technology – He is good at research and obtaining optimum solutions

Prioritizing – He has a three-step process that includes base process, escalating midterm problems, and addressing immediate problems.

Contracts – He has a thorough understanding of contract requirements.

Team – he is a good team builder

Management Style – He provides to the needs of the individual, the group, and the project as a process; solutions approach that satisfies the needs of all three. Communication is source of improving productivity.

Culture – He strives for a Culture of Excellence.

Management Skills

Statement about 5 Priorities: 06.04.2016

Leadership

"I have risen to leadership positions in all aspects of professional life. This can be attributed to a keen sense of awareness, self-motivation, diligence, positive attitude in establishing process and goals, discipline, resourcefulness & self-reliance, creativity, invention, being assertive, communicative, flexible, responsible, resilient, energetic, cautious, planning ahead, organized, methodical, and original."

In architecture, he was lead manager on a 2-billion-dollar project; in finance, he set up a new bank department for risk review concerning real estate developments; in construction, he led 400 union workers and 6 prime contractors to resolve construction on a city project that was 30% complete and delayed 1 year before my arrival; in real estate development, he was chief construction officer (CCO) and established strategy for international start-up Chinese company in the USA.

Management Executive

"I have been a manager of a bank with multilayered departments and real estate investments over 500 million under my control, an executive of an international real estate development company with investments near 300 million, and studio director for architectural company and project manager involved in four 2-billion dollar projects, and a construction manager supervising over 400 people per day on a construction site. I have been hired by chairmen and CEO and reported directly to them. They appreciated my professionalism, positive attitude, efficiency, reliability, and results driven approach.

- *As a bank manager, I set up a risk department for all construction loans totaling over 400 million. I reported to the President, CEO, and Chairman daily and monthly as needed. I wrote operations manual, interfaced with 100 real estate developers per month, reviewed 100 projects per month, and reported annually to the Federal Reserve on bank performance in the construction lending area. I also reviewed activities of loan officers. I was hired to establish this risk review and new construction department, monitor performance of the bank portfolio of construction loans; some were 20 years' small business loans and others near 50 million commercial mixed use developments. I interfaced with all bank departments nationally and advised on risk and profitability. I could make risk decisions quickly and with confidence. My relationship with customers was excellent. I could always guarantee the safety of all investments.*

- *I was the Chief construction officer, directing the departments of design and construction for an international real estate development program from China. I reported to CEO and Chairman and was third on the tier of responsibility for the organization. I was involved in marketing, sales contracts, construction contracts, insurance, land development, construction, zoning, and virtually organization of everything involved with real estate development. I was promoted after 2 weeks performance to leading the entire development group. I managed staff, contractors, subcontractors, and interfaced with city officials such as city manager and mayor as needed. I also prepared press reports and talked to the press.*
- *I have been a construction manager supervising as many as 400 people a day on a construction site.*
- *As an architect, I have been a studio director and worked on 4, 2-billiondollar projects both national and international. I was project manager on a 2billion dollar project in London. In 1994, in a Time magazine that reported the 10 largest projects in the world, I had worked on 6."*

In architecture he was a studio director; in finance he was manager of a bank establishing a new department and united investors with developers on various projects; in construction he was construction manager and as an example managed 100% travel with 10 projects in 10 cities living in hotels for 1 year for the TSA and Homeland Security through Lockheed Martin; in real estate development he was CCO and advised wealthy and international real estate developers, some billionaires and coordinated before city councils and held press meetings.

Successful Strategic Planner & Technical Leader

"I have been a consultant in my profession who has been hired often to turn around projects with many problems. Also, I have established new departments for companies, been hired to solve technical problems, been hired to assist in the development of start-up companies, make recommendations to new franchises, and provide recommendation for team building for real estate developments. My skillset includes leadership in technical areas, finance, design, strategy, methods of management and constructability, materials and methods of construction, scheduling, cost, estimates, and masterplan budgeting, and contracts."

In architecture he was chosen to do construction administration on a project for SOM in London out of a team of 600 people because he was dedicated and motivated; in construction he turned around a project 30% complete and 1 year late after 3 p.m.'s were dismissed within 1 week of deadline; in finance he could predict zero risk on construction lending for the department I established for a bank, in real estate development he proposed to cut construction time building 100 luxury homes from 3 years to 18 months using innovative management and technology approach. He is goal and processes oriented and have a flexible and positive management philosophy.

Directing Business Development

"I have been an executive for many companies. As a bank manager in a competition, I brought 1 billion dollars in referrals in 4 weeks. I have sold architecture projects, and put developers together with investors on many projects. My background in finance and business development includes allocating funds for real estate development, banking, and selling services for real estate developments, team building for real estate developments between public and private entities, and generally being good at what I do by a positive approach. I have also directed for government agencies cost analysis and estimating, value engineering for corporate entities such as Disney, and Master Plan budgeting for real estate developers. I have also been involved in land development and real estate due diligence involving land/property purchases. I have financial acumen, guard against overspending by understanding the bottom line. At the bank, I developed financial equations that guaranteed bank safety in investments and conservative action. I trained and mentored staff."

In architecture he developed a prototype for a low-cost housing system that was approved for the department of agriculture for loans to rural areas; in construction he developed methods for value

engineering, cost estimating and master plan budgeting to save money on projects; in finance he found innovative ways of marketing to attract customers for a bank and acquired 1 billion dollars of referrals in 4 weeks; in real estate development he united developers with investors to team build projects. I have sold architectural design projects.

Pubic Figure:

"I have satisfied both client and company in all my assignment. At the bank, I met 100 developers per month. I have worked on many government projects and even attained a secret security clearance once. On a project in New York hat was 1 year late and 30% complete, after 3 projects managers, I was hired to turn it around and did. I have solved real estate development problems on many projects. I have volunteered for nonprofit organizations, campaigned for presidents, been a participant in the arts, been involved in city council meeting, talked with city mayors and government officials, and successfully administered all government projects under my direction. I have made speeches and presentations, public and private."

In architecture he sold projects to developers thus uniting them in a common project; in construction he united client, stakeholders, government agencies, contractures, and subcontractor's through a design build approach; in finance he managed to coordinate time, scope, and cost to predict zero risk; in real estate development he developed a method called integrated design build which was a method of team building and also included resource management of materials, methods, and new technologies for a project.

Statement on Development of a Culture of Excellence

Developing a Culture of Excellence in an Organization: 06.04.2016

"Since I have been an executive for some time and in a lead role in many large corporations, I understand the culture of excellence. I have worked for and with large corporations such as Lockheed Martin, General Motors, SOM, Giffels, Disney, and others. I have worked with government organizations such as city, state, county and federal on very large projects, for example, phoenix light rail, British rail, aerospace, the Chinese government and others. My father worked for Lord Raynes in England and the governor of Texas. I have 2 master degrees, and lived in 11 countries and visited another 40. My entire life has involved excellence.

Everyone gets what they want and what good for the group. Three things come to mind in a statement by John Nash:

- 1.) The need to address the needs of every individual
- 2.) The needs of the group
- 3.) The needs of the goas and tasks at hand

This is a definition of flexibility; compromise is also a tool, but involves negotiation and concessions. I am a believer in positive thinking. In psychology, it is a natural human tendency to trend toward negative thoughts. It is imperative that the environment of excellence exhibit and require attention to positive efforts to involve and empower individuals in a positive way. This leads to higher productivity in the workplace. My philosophy is to treat every problem as an avenue to a better solution. It is an innovative step to developing a culture of excellence when you adopt a mindset that even where there is disagreement or differences, a solution can be found whereby everyone is satisfied.

Diversity in the workplace also enhances creativity and productivity. I have had a chance to experience and work within many corporate cultures of large organizations and have learned the best tools for problem solving and team building.

I am a believer in education and motivation. Value in self and one's efforts, honesty and integrity, and placing value in one's work. These are the things that contribute to a civilized society: accountability, respect, trust, integrity, and devotion.

I disagree with Ayn Rand, excellence is not simply involving the virtue of the individual, but the needs and actions of the individual as well as the needs of the group. Hence as a director, this attitude or approach encourages responsibility from and to all involved.

Communication and a communicative environment involving a team approach direct individual to express themselves in a positive manner. I remember becoming director of a company and one of the employees said, until you arrived, we barely spoke to each other, now we are much happier. Communication increases positive attitude of a team. I have worked with many Chairman, CEOs, Presidents, and billionaires.

Team building eliminates the attitude of us and them. I remember tackling a project for the City of Yonkers in NY. The project was a school under construction, 30% complete and 1 year late; 3 project managers had been let go. When I arrived, none of the 6 prime contractors had been talking to each other or showing up to the meetings. I was requested to assist because of my flexible yet confident and assertive attitude. By assertive I mean high task and high relationship. This was opposite to what they were used to which was low relationship. The project was turned around because not only was I director of construction activities, I was a team player assisting on every issue. When the project was complete, the contractors said they never seen a project end so smooth in their lives, and with one week to spare it would be delayed another year. Us and them culture prevails in many corporations and is a task to improve.

There is nothing like dedication, hard work, and the confidence to make decisions accurately, successfully, and with positive result. I have complete confidence in decision making, and can make them with confidence on the spot with excellent reasons.

I have an open-door policy. Real estate developers would always say I was easy to get a hold of, efficient, concise, and got the job done; awareness, planning (in advance), process, checklists, and organization. The best cultures have clear management, organization, and task defined flowchart of responsibilities and activities. This does not mean that people are not allowed to expand their efforts. The core must be well trained in oversight and understanding responsibly and to whom they delegate instructions and what process should produce. As a manager of a bank, the bank used to say I was always 1 day ahead of the bank, no matter my workload. My task was to make task accurate, to produce deliverables, and in the end, to look simple and effortless, no matter how complex. A culture of excellence will accomplish this.

At the end of the day; it's imperative to appreciate work, to appreciate excellence, and as a professional to respect others."

Security Clearances

DFW Airport Security Clearance for upgrade to American Airlines Terminal
TSA Security Clearance for upgrade to 10 airports in Arizona through Lockheed Martin
Security Clearance for General Motors Desert Proving Grounds Campus in Mesa, Arizona
GSA Secret Security Clearance through Colliers for Arizona

Golf Courses

Steamboat Springs, Colorado

He developed the design for a mixed-use country club the services a golf course. He also developed the approach to said golf course and site planning of facilities for it.

PMP

In process.

LEED

In process

Languages & International Exposure

He studied English, Portuguese, Spanish, & French. He is fluent in Portuguese and English. Lived in 10 different countries (England, Nigeria, Saudi Arabia, Germany, Angola, Brazil, Ukraine, Venezuela, & Argentina) including the USA, and visited another 41. He believes in diversity in the workplace leads to greater productivity. He has worked with both regional and international groups. He has also worked with both government and private partners.

He was professionally involved in International projects in Europe, Middle East, North America, South America, South Pacific, Asia, and Africa.

Technical

AutoCAD, Americad, Apple CAD, all in college
Word Perfect, Symphony, CADD, Windows 95, Windows 98, Internet Creator, Web Publishing, Photo Editing, Works 4.0, Internet, Design, Design Development, Design-Build, Architecture, Interior Design, Construction Management, Banking, Construction Loans, Real Estate Development, Value Engineering, Cost Estimating, Masterplan Budgeting, Contracts, Insurances, Legal, Construction Documents, Specifications (Master Spec and CSI), Microsoft Project, Primavera, Construction Administration, Project Management, Basic, Fortran, Planning & Design, IT, Land Development, Vertical Construction, Environmental Analysis & Reporting, Lighting, Music, Housing, Graphics & Design, Art, Web Design & Internet, Photography, Conceptual Studies and Research.

Museums, Art & Art Exhibits:

He has exhibited several art pieces at Bank One (Dallas), local art exhibits, art festivals, public spaces, museums, galleries, and educational facilities. He has an interest in abstract design, and as developed a new art form that he calls graphic abstract emblems that incorporate multimedia as a graphic model in two-dimensions. The art embodies meaning (story) as well as insights into the development of design. Presentation mediums used are paper, acrylic watercolor, ink, and oil paint. Cathedral designs were developed under this topic. Also has had an involvement in music.

Higuera Street Urban Redevelopment, San Luis Obispo, California

This was a mixed-use urban development for San Luis Obispo that covered one city block. The project was part of urban planning design research for graduate studio. The uses were retail, office, parks, museum, arts, and river. He developed field theory as a design tool to proportion pedestrian vistas and walkways extending into the design of buildings.

Main Street Fort Worth, Texas

This was a mixed-use urban development alternate to the Bass Brothers high-rise by architect Paul Rudolph along Main Street. The FAR was 12 and near as much as the high-rise being half the size as a mid-rise, and also providing more for pedestrian's walkways at the street level. The design was also contextual, fitting in and complimentary to the surrounding urban scape using similar material and colors from surrounding buildings, some historic and preserved, in a modern way. The design incorporated, retail, restaurant, art museum, and office. This project was a senior design studio at UTA, Arlington, Texas.

University of Texas at Arlington Museum, Arlington, Texas

This project was a senior design project in the studio of Dean Wright, UTA, and Arlington, Texas. The design was an art museum and administration for the university. Included was outdoor display area for sculpture and pedestrian walkways incorporated into campus planning.

Renderings:

He has experience doing renderings in various media to include paper, black ink, color ink, watercolor,

graphite pencil, and color pencil. These have been presented as plan/section/elevations, one-point interior perspectives, two-point exterior perspectives, and free hand sketches.

Personal Interests:

These include architecture, music, poetry, art, sports, science, and volunteer work for local non-profit organizations. Travel, jogging and swimming have been popular pursuits. He is interested in just about everything and enjoys helping various causes when he can. He has also campaigned for various politicians and sees himself as a flexible and optimistic person.

Community & Volunteer:

Volunteer assistant teacher in college for Notre Dame School for the retarded, Irving, Texas, USA. Responsibility was to IQ's under 20. Other activities included directing/participating in art/music exhibits and festivals, raising money for charities, and assistant to non-profit organization 'Music is Forever' (MIF) for disadvantaged youth, Arts Magnet Corporation, Dallas, Texas.

Architecture & Historical Research:

He has photographed many architectural sites across the globe. He has developed slide collection used in lectures.

Gardening & Landscape:

He is an excellent Gardener and involved in design of architectural features in residential design and master planning.