

James A. Camp - Construction Manager

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PERSONAL SUMMARY

Over 28 years experience in all phases of construction and project management including full accountability for budgets, scope of work, qualifying, scheduling and contracts. Solid history of completing projects on time and under budget while paying attention to details. Strong, results-oriented work ethic with the analytical ability to identify problems and provide innovative solutions. Visualizes the end result and anticipates project requirements resulting in fewer change orders. Advanced computer skills.

AREAS OF EXPERTISE

- Theatre and Retail Construction
- Project Development
- Strategic Planning
- Strategic Scheduling
- Computers - Hardware & Software
- Construction Outside U.S. (Puerto Rico)
- Quality Assurance
- Troubleshooting
- Construction Team Recruitment and Management

PROFESSIONAL PROFILE

+++ PROJECT MANAGEMENT +++

- A solid history of exceptional achievement in construction management.
- Has gained the respect of retail management by finishing stores on time and under budget. Completes remodels with minimal loss of revenues and least amount of inconvenience to the customer.
- Recognized for superior troubleshooting skills. Track record of being resourceful and creatively solving problems.

+++ ADMINISTRATION +++

- Maintains an entrepreneurial spirit developed from 15 years of growing a construction company.
 - Effectively initiates and implements policies and procedures. Manages construction budget with company goals, objectives and profitability as priority.
 - Uses innovative ideas and new technology to improve processes.
 - Consistently carries a winning, positive and spirited attitude to better motivate and lead staff.
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PROFESSIONAL HISTORY

CAMPCO CONSTRUCTION MANAGEMENT – 1997 - Present Project Consultant/Manager

Summary of construction management services provided:

- Develop budget, assemble bid lists, bid project, write and buy out contracts, build schedules, acquire permits, coordinate site activities with developers, and manage budget, change orders and pay applications.
- Work with owners and architects on building designs; leases; purchasing and coordinating the delivery of owner-supplied items; and working with federal, state and local agencies.
- Develop tools and templates to implement new procedures and best practices that more accurately define project scope, reduce change orders, improve the bidding process and reduce the time necessary to complete projects.

Projects included:

- * Managed construction for Hertz administration buildings and rental car facilities including car washes and fueling islands. In addition to regular construction management services, responsibilities included working with the architect on building designs; purchasing the owner supplied items and coordinating their delivery with the schedule; obtaining building permits and FAA approvals; coordinating construction with the airport and FAA; and dealing with environmental issues.
- * Managed construction of \$7 million, 140,000 S.F. Home Depot in Bartlett, Illinois. Project included 20-acre site development with utilities, paving, DOT easements and traffic signal.
- * Managed construction of seven major Sony Loews Theatre projects - averaging 100,000 S.F., 1 & 2-story, ranging from \$7 million to \$11 million. Assistant Construction Manager on Sony Theatres Metreon complex in San Francisco, CA.

DOMINICK'S FINER FOODS – 1996 - 1997 Director of Construction

As Director of Construction for the grocery store chain, my responsibilities included the following: Managed 4 project managers, approx. 50 carpenters and 6 foremen. Total fiscal responsibility for Construction Department (\$67 million). Coordinate the Construction Department with the Real Estate, Architecture, and Contract Administration Departments. Responsible for acquisition of building permits and coordination of site activities with developers. Supervise construction managers responsible for superintendents and in house union carpenters. Develop, evaluate and implement new approaches or procedures to improve quality and delivery of projects. Advance the use of technology in construction management.

Accomplishments included:

- * Condensed remodel schedule from 1 year to 10 months.
- * After Dominick's acquired a competitor's stores, obtained permits, converted stores and turned over to operations in 7 days.
- * Created a schedule for flow of information and paperwork between Construction, Real Estate and Architecture Departments. Developed procedures for scheduling through close-out for Project Managers.
- * Developed in-house computerized project scheduling templates.

TOYS "R" US –1989 - 1996
Senior Construction Project Manager

Hired as an Onsite Project Manager; promoted to Project Manager and then Senior Project Manager. As Senior Construction Project Manager, led a team of 3 Onsite Project Managers and 8 Superintendents. Contact to consultants, real estate, contractors, owners and owner's agents throughout all phases of project administration. Initiated and maintained relationships with local, state, and federal review agencies. Trained new project managers. Researched and tested project management software.

Accomplishments included:

Delivered 5 successful projects in Puerto Rico. Interfaced between Puerto Rico and Toys 'R' Us consultants to smooth the way. Coordinated the importing of owner and vendor supplied items.

Completed 10 ground-up and remodels in one year (the Toys "R" Us construction management program is designed for 6 stores).

Developed the program adopted by Toys "R" Us for the management and staffing of multiple construction management projects.

Brought senior management together with steel manufacturer to initiate a process for the mass purchase of steel joists to shorten delivery time and reduce construction costs.

Team member for the design of construction management software for Toys "R" Us.

Developed data flow diagram for office procedures and paper flow. Systematized procedures for pay applications. Developed a computer cost accounting system tailored to Toys "R" Us requirements to improve the tracking of job costs. Formulated cost categories, vendors list, etc. for computerizing operations. Team member for the development of the standards set and forms for Toys "R" Us job-costing system.

Started precedence by persuading contractors to provide their services at no charge to build the Toys "R" Us children's hospital playrooms.

CUTLER-WELBRO, INC. -- DESIGN BUILD – 1987-1989
On-site Project Manager

Built a six story Hampton Inn on time and within budget. Remodeled a Holiday Inn. Coordinated renovation around an ongoing restaurant and hotel operation with a minimum of interference or shutdown of operations and brought in profits far in excess of expectations. Successfully constructed a shopping plaza out of the normal operating range of parent company.

CAMP & ASSOCIATES, INC. – 1972-1987
Owner/Manager

Grew a concrete and masonry business into a thriving concrete paving company, employing 65 people and grossing \$3 million in annual sales. Tested and marketed pervious concrete mixes to save developers money and minimize land used for retention. Early recognition of the importance of personal computers in small business and computerized operations in 1985.

EDUCATION

Hillsborough College, Tampa, Florida – 2 years of college level courses (no degree)

Construction Law	Contract Documents	Project Management
Planning & Scheduling	Productivity	Project Safety
Cost Awareness	Business Management	Problem Solving

Coastal School of Underwater Construction, Oakland, CA

Welding School, Denver, CO

Bert Rodgers School of Real Estate, Tampa, FL

PERSONAL

Height: 6'	Weight 190 lb.	Health: Excellent
Marital Status: Married, 3 children	Hobbies: Golf, Computers, Electronics, Horses and Dirt Bikes	

Will consider relocation for the appropriate opportunity

Detailed profile and references available at <http://www.jamescamp.com>