

**OPERATIONS AND CONSTRUCTION EXECUTIVE**

| Location: **San Diego, CA**  
| Mobile: **(949) 289-8613**  
| Email: [dholland360@yahoo.com](mailto:dholland360@yahoo.com)

**POSITIONING STATEMENT:**

Add value and continue to enhance my executive leadership role in Construction, Owner/Builder, Real Estate, Hospitality, and Development industries with primary focus on operational excellence, management, business development, planning, preconstruction, and overall design and construction operations. Looking for leadership position with established firm, that may also include equity-stake, strategic planning, regional oversight, and future advancement opportunities.

- 32+ Years of Construction Industry Experience
- Operations Manager covering **\$300 Million** in average Annual Revenue
- Market-Segment Leader in Mixed Use, Hospitality and Multi-Family
- Management of Profit-Loss and Preconstruction on projects (last 16 years)
- Preconstruction and Construction of 25+ Projects, combined **\$3.2 Billion**
- Leadership of Large Project Teams on Award Winning Projects
- Staffing and Resource Management (75 Staff on simultaneous projects)
- Business Development and Sales responsibility in multiple regions of California
- Strong Local and Regional Client, Architect, and Subcontractor Relationships
- Involvement in Industry Organizations and Community Outreach
- Consulting and Owner Representation Experience (working for Developers)

**EXECUTIVE SUMMARY AND OVERVIEW:**

Worked in Southwest region of California most of 32+ Year career. Worked for 3 Large General Contractors in Executive level capacity (last 17 years). Functioned as a Consultant and Owner's Representative for Developers (3 Years). Leadership on multiple high-profile complex projects in different market segments including focus on Hospitality (3 large resort hotels). Understand critical nature of project set-up, contracts, risk management, operations, staffing, talent acquisition, as well as Design-Build. Proficient in contract negotiations, preconstruction, quality control, construction planning and scheduling, value engineering and budgeting. Work Experience details noted below:

**PROFESSIONAL WORK EXPERIENCE:****SUFFOLK CONSTRUCTION | Vice President Operations****2022-Present**

Responsible for all construction operations in San Diego Region. Leading preconstruction, project set-up, business acquisition, proposals, training, staff development, resource planning, recruiting, and operational excellence (SOP's) for a 45-person construction staff on 5 large commercial multi-family projects including high-rise and low-rise wood-frame podium projects for several key clients in San Diego region all starting in 2023 valued in total at **\$500 Million**.

**SCG AMERICA | Sr. Director of Construction****2021-2022**

Responsible for Construction Operations for large hospitality developer on West Coast supervising various hotel projects, setting up Construction Division for Owner. Primary role was Director of Construction for "The Aurela". 769-Room dual-branded hotel development in Garden Grove, CA, valued at **\$490 Million**, 4-Diamond Resort Hotel on 16 Acre site, with (2) 18-Story towers and 1,200 Car Parking Structure (also known as "Site C"). Preconstruction, design coordination, and Contractor oversight.

**KCS WEST | Sr. Construction Executive****2018-2021**

Responsible for construction operations in Southern California. Primary role of leading the construction team on the Westin Anaheim Resort, a **\$300 Million**, 618 Room 5-Diamond Resort Hotel and 1,000 Car Design-Build Parking Structure located near Disneyland in Anaheim, CA.

**HOLLAND CONSULTING | Consultant Self-Employed****2016-2018**

Construction Consultant and Owner Representative handling construction management, billings, project planning, schedule analysis, change order reviews, and oversight of General Contractor. Clients includes BRG Berkeley Research Group, Intracorp Companies, Webcor Builders, KCS West, BN Builders and KPRS.

**BALFOUR BEATTY CONSTRUCTION | Director of Operations****2014-2016**

Responsible for Construction Operations for Balfour Beatty in Northern California Region covering all projects in the Bay Area with overall management of **65 staff** and **\$180 Million** annual revenue

- Implementation and training of company Standard Operating Procedures (SOP)
- Project staffing and resource management as well as recruiting
- Project Risk assessments and performance reviews on monthly basis for 6 currently active projects
- Preconstruction for \$250M, 42-story multi-family apartment tower in San Francisco (500 Folsom)
- Project Take-over as Project Executive for a \$36M, 5-Story Residential project
- Operations and Planning for the \$1.2B UC Merced 2020 project proposal

**TURNER CONSTRUCTION COMPANY | 24 Year Career (See Below)****Construction Executive****2006-2014**

Functioned as Sr. Construction Executive for Turner Construction in Southern California Region managing simultaneous projects, leadership, serving as main point of contact to key clients for project development, preconstruction, and construction. Managed as many as 50 staff on simultaneous projects responsible for Profit-Loss. Handled all Design-Build project pursuits. Developed comprehensive training program for all operations staff. Managed as many as **6 active projects** at \$250M in annual volume.

Direct oversight of the following projects during this time:

- New San Diego Central Library for City of San Diego, \$153M
- UCSD North Campus Housing (Village at Torrey Pines) 1,000 Beds for UCSD, \$105M
- Bachelor Enlisted Quarters Package BEQ #4 and BEQ #7 for NAVFAC, \$235M
- Celadon at 9<sup>th</sup> & Broadway Affordable Housing, 252 Units and 21-Story for Bridge Housing, \$49M
- University of San Diego Ballpark Expansion for USD Athletics, \$12M
- Connections Housing Development and Historic Renovation, 75 Units for Affirmed Housing, \$21M
- San Diego Community College District, Arts & Humanities and Business Technology, \$65M

**Deputy Operations Manager****2009-2011**

Served as Deputy Operations Manager responsible for all operations for San Diego region, including project set-up, executive liaison on specific projects/clients, leading business acquisition efforts in target markets, managing training program, overseeing preconstruction, staff resource planning, evaluations, and project assignments for **105 staff** in San Diego.

**Project Executive****2005-2006**

Served as Project Executive for creation of expanded Business Unit in San Diego. Assisted in developing client base, securing new projects, setting up office, talent acquisition, operations and set-up of new projects. Enhanced and greatly improved market share in region growing staff from 22 to 105

- Hard Rock Hotel San Diego, 420 Room Condotel and 12-Story for T3 Development, \$101M
- Ten Fifty B Street Apartments, 219 Units and 24-story for Affirmed Housing, \$64M
- Fahrenheit Condominiums, 82 Units and 5-Story for CitiMark Development, \$28M
- IDEC Pharmaceuticals Corporate Headquarters for IDEC, \$102M
- Sales and Preconstruction for Terranea Resort and Del Mar Grand Hotel Resort

**Sr. Operations Project Manager****2002-2005**

Served as the Sr. Operations Project Manager working for Turner Corporation responsible for risk management and operations issues supporting 20+ Business Units across the United States, travelling to 75 projects in 34 cities over 3 years. Responsibilities in this assignment include the following:

- Project risk assessments and analysis and Constructability Reviews
- Total of 65 Training Classes on variety of construction topics
- Updating procedures manuals and operational initiatives
- Member of multiple steering committees (including the Condo-Commandos)
- Collection of Best Practices and Lessons Learned and sharing with all Turner offices
- Management of the Corporate Shared Learning site and populating with documents

**Sr. Project Manager****1997-2002**

Served as Project Manager for Turner in various capacities, responsible for preconstruction, construction operations, engineering and design coordination on large complex projects. Managed between 5 to 15 staff on each project. Functioned as the client representative for Walt Disney Imagineering

- Anaheim Stadium Renovation of 1M SF of facilities for City/Angels/Disney, \$105M
- Disney Grand Californian Hotel and Resort/Spa, 750 Rooms for Disney, \$183M

**Project Engineer | Superintendent | Estimator****1990-1997**

Served in various roles as Project Engineer, Project Superintendent, Cost and Scheduling Engineer and Estimating Engineer handling various front line duties including schedules, shop drawings, MEP management, change orders, subcontracts, estimating, budget reports, procurement, constructability.

- 801 Office Tower, High-Rise Office Core & Shell in Los Angeles, 28 Story, \$52M
- El Mirador Medical Office Building and Ambulatory Care Center for Desert Hospital, \$24M
- Irvine Ranch Water District Campus Expansion for District, \$26M
- Motorola Building 99 Lab and Research Building Design-Build for Motorola, \$16M
- Warner Brothers Studios, Admin Building, Sound Stage, Commissary, Wardrobe Storage, \$14M
- Received 3 Construction Key Staff Awards from 1991 – 1997

### **SIGNIFICANT ACHIEVEMENTS**

- Completion of \$300M Westin Anaheim Resort in Anaheim, CA. 618 Keys, 9-Story 5-Diamond Resort Hotel, which included 1,000 Car parking structure (2018-2020).
- Significant role in set up and establishment of Turner Business Unit in San Diego going from 22 staff in 2005 to over 125 staff in 2014, and delivering landmark \$100M Hard Rock Hotel in 2007
- Operational support to 75 projects in 34 cities from 2001-2004 in United States, performing project risk reviews, creating 100+ resource documents, and conducting 65 training classes
- Successful turnover of \$253M Design-Build of Bachelor Enlisted Quarters inclusive of 4 separate sites and 2,200 beds for our Military Heroes in 2011
- Delivery of 2 phases of 1,000 Beds of Student Housing to University of California San Diego in 2009
- Completion of \$100M Renovation of Angel Stadium in 1998 winning AGC National Award.
- Delivery of 750 Room Grand Californian Resort Hotel for Walt Disney Imagineering in 2001

### **PROJECT MARKET BREAKDOWN**

Experience includes business development, planning, risk management tools, strategies, and approaches. Developed strong and diverse experience in different market sectors:

- Commercial Office, Mixed-Use, and High-Rise Construction
- Hospitality Projects and Hotel Resorts
- Condominium and Multi-Family Residential Apartments
- Affordable Housing Developments
- Laboratory and Life-Science Projects
- Medical Office Buildings
- Sports Facilities and Convention Centers
- Higher Education Projects and Student Housing
- Public Sector Projects (Library)
- Interior Renovations, Remodels, and Historic Preservations
- Military Housing and Government Projects (NAVFAC)
- Podium Wood Frame and Wrap project experience (as Developer)

### **OTHER WORK EXPERIENCE:**

- Work directly for Developers as Director of construction – multiple projects (3 Years)
- Hospitality and Multi-Family Residential Market Segment Leader 2007-2018.
- Project Delivery Experience: GMP, Design-Build, CM, CM Multi-Prime, CM at Risk, Cost-Plus.
- College Recruiting and interviewing and evaluations, force-ranking, and succession planning.
- Preconstruction Planning and set-up on large scale project developments in many regions.
- Business Development and Pursuit Manager on 30+ project proposals 2005-Present.
- Operations Liaison for post construction warranty responses and claims management.
- Preconstruction leader handling project approaches, logistics plans, schedules, and GC studies.
- Part of Turner National Training group on many topics including Project Executive Development.
- Community Outreach liaison for Rebuilding Together and Habitat for Humanity.

**PROJECT LIST SUMMARY:**

- The Aurela, 769-Key Dual 18-Story Hotel for SCG America (Preconstruction), \$490M
  - Westin Anaheim Resort, 618-Key, 9 Story, 5-Diamond Resort Hotel and Parking Structure, \$300M
  - Marc in San Marcos, 416 Unit Wood Frame 3-Story 8 Buildings for Intracorp, \$70M
  - Downtown Plaza Mixed Use and Condo, 14-Story in Sacramento, \$200M
  - 500 Folsom, 42-story Multi-Family Apartment Tower 450 Units, \$250M | Preconstruction
  - Higby Apartments, 98 Unit Wood-Frame 5-Story, for Gerding Edlen, \$42M
  - New San Diego Central Library for City of San Diego, \$153M
  - UCSD North Campus Housing (Village at Torrey Pines) 1,000 Beds for UCSD, \$105M
  - Bachelor Enlisted Quarters Package BEQ #4 and BEQ #7 for NAVFAC, \$235M
  - Celadon at 9<sup>th</sup> & Broadway Affordable Housing, 252 Units and 21-Story for Bridge Housing, \$49M
  - University of San Diego Ballpark Expansion for USD Athletics, \$12M
  - Connections Housing and Clinic, Historic Reno, 12 Story, 75 Units for Affirmed Housing, \$21M
  - San Diego Community College District, Arts and Humanities and Business Technology, \$65M
  - Hard Rock Hotel San Diego, 420 Room Condotel and 12-Story, \$101M
  - Del Mar Grand Hotel and Golf Clubhouse (Preconstruction), \$280M
  - Ten Fifty B Street Apartments, 219 Units and 24-story for Affirmed Housing, \$64M
  - Fahrenheit Condominiums, 82 Units and 5-Story for CitiMark Development, \$28M
  - IDEC Pharmaceuticals Corporate Headquarters for IDEC, \$102M
  - Disney Grand Californian Hotel Resort and Conference Center, 750 Rooms for Disney, \$183M
  - Anaheim Stadium Renovation of 1M SF of facilities for City/Angels/Disney, \$105M
  - Irvine Ranch Water District Campus Expansion for District, \$26M
  - Motorola Building 99 Lab and Research Building Design-Build for Motorola, \$16M
  - El Mirador Medical Office Building and Ambulatory Care Center for Desert Hospital, \$24M
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  - 801 Office Tower, High-Rise Office Core & Shell in Los Angeles, 28 Story, \$52M
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**EDUCATION:**

**University of Cincinnati** – College of Applied Sciences

Construction Management - Bachelor of Science Degree 1990



- 1990 Baccalaureate Graduate of the Year
- Graduated in 1990 as the Construction Management Student of the Year including several college honors and Dean's list. Received Associates Degree in Civil and Construction Engineering
- Involved in many student organizations including President of the CMAA and ABC student chapters
- Won AIC National Essay Competition Award in 1990 and presented at Annual National Meeting
- Earned 7 Co-Op Internships (21 Months of work) as part of bachelor's degree

**CERTIFICATIONS:**

- LEED Accredited Professional 2004
- Design-Build Certification Training 2002
- **Primavera P6** Trained 2015 | Suretrak and P3 Trained Program 2000
- Lean Construction and Last-Planner Trained 2010
- Clean Room Certification 1995
- Prolog Project Database Trained 2004
- SAP Software and Project Management System 2014
- OSHA 30 Hour Training Certification 2015
- Storm Water Management SWPPP Certification 2012
- CPR/First Aid Certified 2015
- Behavioral Interviewing Trained 2008

**CV/DASHBOARD:**

Complete summary of all my industry experience, work timeline, expanded detailed resume, my Project List, achievements, education, acknowledgements, and other specific details please visit my Dashboard at:

<https://david-holland.format.com/>

**REFERENCES:**

Complete list of industry references from past relationships with Construction Professionals, Architects, Clients, and Developers and Trade Partners are available at the Dashboard (noted above).