

PROFESSIONAL HISTORY

2014 – PRESENT CEO, ISLAND SITE DEVELOPMENT LTD. (ISD)

2011 – 2014 DIRECTOR, NON-CORE WORKS - SITE DEVELOPMENT—BAHA MAR LTD. (BML), NASSAU THE BAHAMAS

Managed civil engineering, landscape/hardscape, and mechanical engineering design and construction efforts for major Bahamian resort hotel and casino

Commercial Center

Managed civil and vertical construction (design completed and construction contracts awarded when arrived) of BML's Commercial Center containing Scotia, Fidelity and Commonwealth Banks and a combined Police & Fire Station. Planned and managed the move of the 3 banks over a weekend so no "downtime" for banking customers

Roadway Improvements for Baha Mar Development

Managed design and construction of the relocation of West Bay Street; a mile and half dual carriageway and Corridor 7 (Baha Mar Blvd) a mile long dual carriageway including new utility systems, drainage, sidewalks, lighting, and landscaping. Worked closely with Ministry of Public Works and various utility company complying with their design requirements and construction standards

Pompey Village Straw Market

Managed Designers selection process, the design, bid document preparation, Construction bid and contractor selection process and construction management of a Straw Market including spaces for 96 vendors, a Daiquiri Shack, entertainment stage, vendor's lounge, taxi cab driver's lounge and public restrooms

Baha Mar Club Golf Course (Jack Nicklaus Signature Course)

Managed design processes for civil engineer, golf course architect, club house architect and landscape architect. Coordinated surrounding designs with Jack Nicklaus Signature Design including road network and storm water master plan for the entire Project. Managed design and construction of the golf course maintenance facility. Managed design for infrastructure construction of golf course and clubhouse

2010 INDEPENDENT DEVELOPMENT CONSULTANT

La Jolla Indian Tribe Hotel/Casinos—Pauma, CA

Consultant managing the selection of Designers, civil and architecture design, entitlements, permitting, bid document preparation, contractor selection process and the bid/award process for a hotel/casino resort development. Responsibilities included managing design disciplines, obtaining entitlements, and permitting processes by local, state, and federal government agencies. Develop bid documents for the site civil work, qualify contractors, tender and award civils works. Responsibility also involved redesign of a California state highway and design compliance with CALTRAN. Develop utility loads and working with local utility to insure infrastructure in place to meet demand loads.

2004—2009 SENIOR VICE PRESIDENT—PHILLIPS & JORDAN, INC., KNOXVILLE TN & ZEPHYRHILLS FL

Real Estate Development

- Oversaw all real estate holdings, acquisitions, and real estate transactions for privately held corporation
- Sought out and researched potential investment opportunities for the corporation and its owner
- Managed planning, design, permitting, construction, and sale or lease of developed parcels to vertical developers
- Researched and purchases parcels for future development
- Worked with government agencies to obtain zoning changes and development entitlements for land parcels
- Oversaw preconstruction design and pricing for 100M gallon per year ethanol plant to secure construction financing
- Oversaw and directs design build effort for emergency housing for FEMA
- Negotiated lease extension for Fontana Village Resort NC with Tennessee Valley Authority
- Managed design on proposed 4,500 acre multi-use development in western North Carolina, including selection of consultants for design team; leasing agents for commercial property; home builders for residential development; and hotel operator for resort
 - ◆ Prepared pro forma for commercial property, hotel resort, golf course, and residential
 - ◆ Prepared the requests for term sheet for each individual development for financing submission

2002—2004 INDEPENDENT DEVELOPMENT CONSULTANT

Red Rock Resort, Stations Casinos—Las Vegas NV

Consultant managing the design, entitlements, and permitting for \$450m casino, resort development, and corporate headquarters office building. Responsibilities included managing design disciplines, obtaining entitlements, and permitting processes by local, state, and federal government agencies. Develop bid documents for the site civil work, qualify contractors, tender and award civils works

Geyser Falls Water Theme Park, Mississippi Band of Choctaw Indians—Choctaw MS

On-site consultant to the design team for a \$20 million design/build water theme park. Responsibilities included design-build coordination for mechanical, civil, landscape, and architectural drawings; design changes/modifications; inspection of contractors' work for accuracy and quality; and overall project coordination and schedule

1996—2001 DIRECTOR, SITE DEVELOPMENT—SUN INTERNATIONAL, BAHAMAS, LTD., PARADISE ISLAND, BAHAMAS [currently Kerzner Development]

Managed civil engineering, landscape architecture, and mechanical engineering design efforts for major Bahamian resort hotel and casino.

Ocean Club Golf Course and Residential Community

- Managed design processes for civil engineer, golf course architect, and landscape architect
- Coordinated designs with Tom Weiskopf Signature Design for a 300-acre, 120-lot, ocean-front golf course community
- Managed on-going infrastructure construction of golf course, clubhouse, and residential development

Atlantis Sports Center

- Managed design and construction of Atlantis Sports Center containing tennis courts, outdoor basketball court, volleyball courts, lap pool, and a Jim Fazio designed 18-hole putting course

Market Island Straw

- Managed design and construction of indoor Island Straw Market on Paradise Island for the Bahamas Ministry of Tourism

Atlantis Royal Towers Site Development

- Managed civil engineering, landscape architecture, and mechanical engineering design for resort hotel and casino including the coordination of separate saltwater mechanical systems with the hotel mechanical systems
- Managed design of a 65' Mayan Temple structure containing 5 water slides and features including 2 major open air aquariums; 7 minor aquariums Guardian Maze attraction structure; state of the art hospital facility for saltwater fish; swimming pools; spas; and fountains

Marina Development

- Managed design and construction of a 13.5-acre, 38-slip mega marina interfacing with Atlantis able to accommodate up to 250' yachts.

Tunnel Development

- Managed design and construction for 2-lane, 1,500' tunnel under marina entrance

Roadway Improvements for Paradise Island Tourism Development Association

- Managed design and construction of Paradise Island roads, including new utility systems, drainage, sidewalks, lighting, and landscaping
- Prepared updates and reports including budgets and contracts for approval by Paradise Island Tourism Development Association Board of Directors

1986—1996 SENIOR DEVELOPMENT MANAGER DISNEY DEVELOPMENT COMPANY/WALT DISNEY IMAGINEERING, ORLANDO FL

Managed site development and infrastructure construction activities for Walt Disney Company construction projects and all Reedy Creek Improvement District [RCID] major infrastructure projects. Implemented the first design build project for Disney and Reedy Creek and developed program for further design build projects. Managed the coordination of projects property-wide to ensure cost efficiency and minimize guest inconvenience.

Celebration, FL Site Development

- Directed consultants on all aspects of civil engineering and landscape design for the infrastructure to support multi-use development including major health facility, office buildings, schools, private homes and apartment complexes, entertainment complexes, retail shops, and restaurants.
- Reported to Celebration Community Development District and Enterprise Community Development District [special taxing districts established to develop Celebration]
- Directed construction

Other Disney Projects

- Resort hotels—The Grand Floridian, Caribbean Beach Resort, Yacht and Beach Club hotels, Dixie Landings & Port Orleans hotels, and Disney Vacation Club resorts
- Entertainment—MGM Studios, Pleasure Island, Downtown Disney West, and Epcot's International Gateway
- Golf Course Development—Pete Dye's Eagle Pines Course, Tom Fazio's Osprey Ridge Course, and Robert

Trent Jones, Sr./Robert Trent Jones, Jr. Celebration Course

- Office/Retail—Disney Casting & Employment Center, Team Disney Office Building, and Crossroads Shopping Center
- Signage—property-wide directional signage and archway entrances
- Creation & Restoration of Wetlands & Wildlife Habitats for Threatened and/or Endangered Species—225 acre habitat [on property] & 8,500 acre Disney’s Wilderness Preserve [off property]

Responsibilities

- Managed design process, entitlement and permitting, bidding and construction, and final project closeout
- Managed staff responsible for scope development for design consultants; construction bid packages; project schedule and budget development
- Bidders list development and bidder qualification; bid review; contract award;
- Construction management including monitoring schedules, quality control, & contract compliance; construction documents maintenance; pay applications approval; budget monitoring; change order processing; and monthly construction status reports

Additional Responsibilities

- Reported to RCID Board of Directors for management of design and construction for all RCID new or upgraded infrastructure improvement
- Walt Disney World Road Supervision—developed and presented Maintenance of Traffic plans to Park Operations, Resort Operations, and Walt Disneyworld Security for all construction projects affecting guest and employee traffic

1981—1986 DIRECTOR, FIELD OPERATIONS—ARVIDA WESTON COMMUNITIES, FORT LAUDERDALE, FL

Director of field operations/construction for large national firm specializing in development of real estate; development and construction of residential communities, commercial property, and resort communities.

ESSENTIAL SKILLS AND ABILITIES

- Leadership
- Ability to maintain positive working relationships with subcontractors, public agencies, and inspectors
- Knowledge of and experience in all phases of site development and construction
- Knowledge of and experience in all phases of land acquisition, zoning, and entitlements,
- Objective decision making, problem solving and trouble-shooting
- Proven record in precise planning and project coordination, scheduling, and cost estimating
- Site administration and management with accurate and timely record keeping and reporting
- Successful contract negotiations with contractors, subcontractors, and outside builders
- Successful hiring, training & development, and supervision of personnel

EDUCATION

Barry University—BS—Business Management

Florida International University—Construction Management

University of Miami—Architecture

University of South Dakota—Mathematics

REFERENCES

References will be furnished upon request