

## **James Slevin / Trinity Devco Inc / Builder, Consultant Qualifications**

---

**Development** Turn Key, Ground-Up, New Construction, Re-Construction, Commercial, Multi-Unit, construction operations utilizing my experience as a premier builder or consultant including forward planning, project management, estimating, project supervision, with emphasis on Custom Home Development, Larger Single Family Dwelling projects, Multi-Family or Commercial Development, Civil Construction Site-Improvement Operations, Home Improvement-Remodel

**Experience Profile** Thirty five years Construction Management: Union Carpenter, Customer Service Representative, Project Superintendent, Senior Project Manager, General Superintendent, Consultant, Business Owner.

The following is a brief summary of progressive responsibilities: All turnkey construction development. Major influence in Commercial and Multi Family Development, Estate Home Development, Production Housing, all Civil Project Management / Supervision / Estimating.

Work experience includes: Business Owner \* Construction Management \* Project Management \* Engineering coordination \* Contract Negotiation \* Value Engineering \* Design Development \* Contracts, Scopes of Works \* Budgets Estimating / Purchasing \* Quality control \* Conflict resolution \* Project Supervision \* All trades and crafts \* Building codes \* All inspection procedures \* All Scheduling and coordination procedures

Project Development Experience Profile: Single Family Production \* Commercial \* Civil, Land Development / Site-Improvements \* Multi-Family \* Tenant Improvement \* New Home Construction \* Large Remodel / Addition Projects / Structural Foundation & Frame In-House Crew Team Members.

Career experience includes: Structural Podium Concrete with below grade parking \* LEED Build it Green \* Type I, Type III & Type V Construction \* Public Sector Major Rehabilitation \* Commercial Restoration \* SWPPP Procedures \* Cal OSHA Regulations \* Quality Control Procedures \* Safety \* As-Built Procedures \* Single & Multi Family Development

### **Turn-Key Development**

**Builder or Consultant responsibilities include, but are not limited to:**

- Preparing, submitting, and managing all construction documents.
- Working with the Estimating Department (or independently if needed) to prepare estimates and budgets with detailed written scopes of work.
- Preparing subcontractor agreements, work orders, purchase orders.
- Negotiating all subcontracts, pre-qualification of subcontractors, analysis of subcontractor quotes as to accuracy, completeness, and accordance with the project plans and specifications.
- Scheduling and coordination in conjunction with or as the project superintendent to ensure that the project is progressing according to the overall project schedule.
- Tracking budget variances and prepare reports for accounting.
- Obtaining plans and bid documents for quantifying / unit pricing bid proposal.

- Preparing, reviewing, and approving all project invoices.
- Preparing and reviewing job cost report to insure accuracy of costs in appropriate cost codes.
- Preparing status reports on General Conditions and reviewing them with or as the superintendent and owner to make sure they remain within budget.
- Preparing an ongoing working project schedule with Excel or Projects. This schedule is the most important construction document and is enforced and maintained daily.

## **Project Management**

### **Project Management / Consultant Skills & Qualifications:**

- Thirty plus years' experience as Project Manager / Superintendent.
- Ten years as Business Owner with various contracts performed.
- Ability to manage multiple projects concurrently.
- I have an extreme attention to detail.
- I possess excellent written and verbal communication skills.
- I possess intermediate or advanced computer skills including but not limited to MS Office (Excel, Word, Outlook, and Project).
- I have strong interpersonal skills and able to negotiate, motivate, and communicate while maintaining a strong team effort and morale.
- I present a professional image to all project related parties including project owners, design professionals, engineers, sub-contractors / vendors and of course co-workers.
- My energy level and work ethics are instrumental towards my proven track record.
- I am extremely self-motivated and exercise my own initiative to innovate where needed and or creatively resolve issues.
- One of my many strong points is to identify potential pitfalls and issues that could adversely affect the project schedule or cost and are able to react and adjust to events or conditions that are truly "unanticipated" or "unforeseen".

## **Career Profile**

JAMES SLEVIN / Trinity Devco Inc

### **PROJECT PROFILE:**

I have been working in the Construction Industry since 1975. Starting as a Carpenter, and was promoted to first entry-level Management position in 1979. I continued to build for numerous Builders, Developers, National Home Builders and Construction Firms. (See W-2 Resume) I built Commercial Projects, several Fast Track Single Family Home Developments, Large Scale Multi-Family, and Apartment Developments along with Commercial properties for other Builders as an upper management W-2 employee.

### **The following contracted projects were competed after attaining my General Contractors license in 1999:**

#### **Banner Development, Inc., Union City, California**

Consultant for one (28) Unit Type III Podium Apartment Project, and a (16) Unit Town home Project. Responsible for Turn-Key Construction, while establishing and overseeing purchasing, contracts, scope of works, field coordination, quality control, interaction with Project Owners, architect, design engineer, General Contractor.

Projects Valuation  
6.5 Million

Projects Valuation 2.5 Million	<b>Property Improvement / Restoration Projects</b> Contracted with Property Owners, Property Management Firms for various remodel, or restoration projects. Interior and exterior rehab. Full service construction services towards property improvement design and build.
Projects Valuation 5.5 Million	<b>Complete Turnkey Site-Work only Sub Division Development (108 Lot)</b> Contracted and completed the <i>Whisper Creek</i> Subdivision in Arbutle, Ca for Tim Lewis Communities. Mass Grade / underground Wet & Dry utilities / Site-concrete / Finish rock & pave / Complete Track Acceptance with 108 Improved Lots. Constructed first phase release of homes 28-Lots. Averaged 1800 Sq Ft. Phase one completed in 6 months @ \$72.00 Per Sq Ft.
Projects Valuation 5.6 Million	<b>Construction of Type V, Below Grade Parking with Podium Structural Concrete Fifty-Two Apartments. Rose Garden Senior Apartments, Vacaville, Ca.</b> Consultant for turnkey responsibilities included all Site-Improvement Development Operations. Forward Planning, Purchasing, Project Management and Project Supervision. I started the project in September 2004, and completed in June 2005. Project Site-Improvements, through the completion of the Apartment Construction. The project consisted of 52-units of Apartments and was completed from start to finish in ten months through the winter, ahead of schedule and on budget.
Projects Valuation 4.8 Million	<b>High End Hillside Custom Home Development</b> Contracted with individual Property Owners for seven separate Custom Homes at the Green Valley (Eastridge Gated Community). These homes ranged from 4,800 to 7,300 Square Feet, with contracts upward of 2.3 Million Dollars.
Projects Valuation \$688,000	<b>Tenant Improvement</b> Completed six miscellaneous Tenant Improvement projects ranging from \$38,000 to \$428,000 Valuation.
Projects Valuation 4.2 Million	<b>Commercial Development</b> Completed five separate Commercial Projects. The bigger contract was a 2.8 Million Dollar Commercial Contract. The Fairfield project for JSJ Display consists of a turnkey project for Industrial Warehouse. This project includes a 16,800 Square Foot Building with 6,200 Sq. Ft. of office mezzanine, including full site-project package.

### **Consulting Management**

Completed numerous separate Consulting Contracts.

“Professional Service Agreement”

(See Trinity Consultant Services)

## **Work History**

## **Career Profile**

Projects Valuation  
22 Mil

### ***Seeno Homes, Production Homes, Fairfield Ca - W-2 Employee***

Constructed Two separate Model Complexes, with (105) Homes at the *Southbrook* project called *Serenade @ Southbrook* located in Fairfield, Ca. All activities were sub-contracted. My responsibilities included Project Management / Supervision. *Serenade @ Southbrook*. The homes ranged from 1,500 to 2,900 Sq. Ft. and were built on a (Sixty Five Working Day) schedule.

Projects Valuation  
16.8 Million

### ***Premier Construction, Ca - Consultant***

Consultant Affordable Housing, Mission Bay Project, San Francisco, Ca, 100-Residential Units - Type V, Four Story with Wood Timber Framed Construction over Podium Structural Slab. This project met all LEED Green Renewable & Sustainable Requirements. My responsibilities included but not limited to all Project Management overseeing Project Superintendent, Sub-Contractors, and Material Procurement. I oversaw all project scheduling and coordination by utilizing Micro Soft Projects program. My duties also included all inspection procedures, quality control through projects completion.

Projects Valuation  
Upwards of 30  
Million

### ***Arcadia Development Company, San Jose, California. – W-2 Employee***

Project Management including Forward Planning, Land Development along with the On-Site Housing as Project Manager. Was hired as a Project Manager, the acting Director of Construction left, I covered both job descriptions. Arcadia had five jobs producing Apartments and or Residential Houses and three additional projects in the Forward Planning stage. I oversaw all Land Development for all Arcadia Projects for over 600 Lots of Land Development.

While overseeing construction operations for new construction the Owner Eli Reinhard assigned me the responsibility to oversee a complete Type V, Podium Slab, Apartment Restoration campaign for property improvements with our Multi-Unit Apartment Holdings. The exterior and interior Rehab for several hundred units. I oversaw scope of works, contract execution, project management, supervision and quality control through completion.

Projects Valuation  
Upwards 45  
Million

### ***Hofmann Homes, Concord, Ca. – W-2 Employee***

Original responsibilities included all Site- Improvements, along with field scheduling and coordination of over 1000 Lots for *Discovery Bay Communities* in Contra Costa County. While working with Management Team to establish the infrastructure for two thousand lots, along with Sanitary Sewer Waste Treatment Plant, Water Treatment plant, Sanitary Sewer Lift Stations, several miles of Road Improvements, Rule 20-B (P.G&E) etc.

Three hundred and eighty improved lots accepted by Contra Costa County, Two hundred and ten of which were sold to Developers.

Following getting the Discovery Bay Project up and running, I was asked to over see *Napa and Solano county projects*. All other Hofmann projects were in various stages of construction. I worked with Project Management and Land Development Senior Vice President insuring field operation proficiency.

***Benchmark Housing, Sacramento, Ca – W-2 Employee***

Projects Valuation  
Upwards of 15  
Million

Responsible for Forward Planning / Site-Development Planning / Site-Improvement Purchasing / Site-Improvement Supervision / Vertical Construction Purchasing / Vertical construction Supervision for all Benchmark Multi-Family projects.

My responsibilities were from Tentative Map through Final Inspections from both Main Office and Field while overseeing project superintendents and field staff. As Project Manager or Department Head for the Multi-Family department of our construction management firm I was often involved with Owners, Investors, Consultants etc.

I oversaw all Construction Documents including Contracts with Sub-Contractors / Vendors, Scopes of Works, Schedule of Values, Forecasted Budgets, Purchasing Spread Sheet for Horizontal and Vertical, Scheduling Procedures, Supervision Administration Documents, Quality Control Documentation.

***Standard Pacific Homes, San Rafael, Ca – W-2 Employee***

Projects Valuation  
Upwards of 55  
Million

*“Stoneridge Park Project.”* (190 lots) Over saw all Site improvements from Mass Grading through Improvements including Track Acceptance through maintenance period / model complex, 158-Units of homes on-site production, two mini-parks, 20,000 square feet of common ground landscaping and a five-acre public park (Amerral Park).

*“Trails at Creekside”* (Marin County, CA). Constructed 85 high-end homes on improved lots, including models and production responsibilities. Production project duration from Land Acquisition to Completion was two calendar years.

***Braddock & Login, Danville, Ca – W-2 Employee***

Project Valuation  
Upwards of 28  
Million

Worked with forward planning department, active in all design. Oversaw all Site-Improvements from Mass Grading through Final Street Improvements.

Completed two *“Commercial Projects”*. One project in Dublin and the other in Pleasanton. Both projects included Tennant Improvements.

*“Canyon Park Project”* (San Ramon, CA). Responsible for agency-related coordination, site-plan review, regional planning, administration of conditions of approval, off-site construction, model complex, on-site development through turnkey, 186 lots. Project consisted of duplex, triplex and four-plex units.

**Cal Prop Development Los Angeles, California. – W-2 Employee**

Project Valuation  
Upwards of 34  
Million

“*Stonegate Project*,” (Quartz Hill, CA). Site work for 160 single-family homes. All housing duties with model complex. Homes were 2800 to 4100 Square Feet. Prior to starting project I worked hand in hand with Office Management staff with all Forward Planning of Land Development and Site-Work. I was an active player achieving architectural approval and regional planning and site plan review.

**Presley Homes of N. Cal, Walnut Creek, Ca – W-2 Employee**

Project Valuation  
Upwards of 22  
Million

“*Hunter Ranch/Hunter Estates*,” (Vallejo, CA ). Completed 230 single-family homes from rough grade to final inspection and delivery. All site improvements and common grounds. Homes ranged from 1,500 to 2,500 Sq. Ft.

There was an ongoing continual spread of three phases of 35 plus home releases. The 45-Day schedule required a (5 per-week) Foundation Inspection / Frame Inspection / Final Inspection and Owner Walk Through

**D&S Company North Hollywood, California. – W-2 Employee**

Project Valuation  
Upwards of 37  
Million

“*Olympian Hills*” (Hercules, CA). All scheduling & coordination of Sub-Contractors / Vendor materials for (Forty-nine 7-Plex Buildings) 301 Condominium units from rough grade to Certificate of Occupancy, all site improvements.

1976-1978  
Union Carpenter  
(Southern Ca)

Numerous Trade Show / OSHA – SAFETY Seminars / Training Seminars / 68 Units Junior College

Jim Slevin is very active in the Local Community <wellness & growth>.

With Jim Slevin Construction, Trinity Devco Inc, there is always a

**“Sense of Goodwill”**