

DAN McDOWELL

I am a senior manager with experience managing large scale real estate development ventures. Balancing site requirements and client expectations to complete projects on time and within budget is my expertise. Whether challenged to turn around failing construction projects, manage land and environmental challenges or exceed quality and cost metrics, I consistently deliver strong and sustainable results. Some of my key accomplishments include:

- Managing challenging construction projects including:
 - A \$128 million multifamily/commercial hillside project for that required blasting and 12 million cubic yard grading, blasting, crushing & exporting 6 million cubic yards of rock & certified base, made on site.
 - A hillside project that required moving 18 million cubic yards of dirt for a 180 ft. elevation change & exporting 4 million cubic yards of DG.
 - Planned and managed infill residential developments for that required extensive blasting & rock saw usage for on site & off site utilities.
- Receiving the National Cost Control Award three years, average variance of .073% in the construction of 85 homes annually and a quality score of 92.43%
- Principle in implementing a national QEC program to eliminate cost & waste while improving quality & build time.
- Turning around incomplete, low quality construction projects, some of which required tearing down units and removing foundations
- Establishing a construction company while in college and becoming a partner in a framing contracting company, which framed 20,000 apartments

I am licensed as a QP in 3 states & hold my own builders license in Arizona. I hold several required certifications from SWEPPS, OSHA, Safety, First Aid ECT. I have 4 years of college but did not obtain my degree in Business Management/Math. I have worked in Timberline, Build-soft & Excel extensively, but not recently. I have & will continue computer education. I can communicate in Spanish on an intermediate level.

I am interested in exploring opportunities with your firm. Please feel free to contact me at (818) 264-9641 cell, (480) 488-2830 home, 818-224-7143 SKYPE or e-mail at; dmcd1122@sbcglobal.net.

Dan McDowell

480-488-2830 (HOME) 818-264-9641 (CELL)
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An Operations Manager experienced in diverse companies and environments. Excellent construction management skills coupled with the ability to align production objectives in servicing a business strategy. Strong in leadership and team-work with a results orientation for:

- Land Development/Offsite
- Land Acquisition/Entitlement
- Product Design/Development
- Cost Containment/Cycle Time
- SWEPPs Compliance
- High Volume Production
- Attached/Detached Production
- OSHA/First Aid Compliance
- Customer Satisfaction
- Quality Control

Professional Experience:

Contractor

2008-Present

Builder/Owner's Agent.

Responsible for completion of:

- La Perla Tamarindo, Costa Rica; 24 unit, 7 story condos; \$16 M
- Renovations and additions to an \$8M estate Los Felix, Ca, (Los Angeles)
- Renovation to a Cliff Mays home, \$1M Pacific Pallasades, Ca (Los Angeles)
- One Medina Beach, Cabo San Lucas, Mexico 16 unit 6 story condos; \$9M
- 6 Blue Seas, Cabo San Lucas, Mexico Built \$2.6M Beach Villa

Standard Pacific Homes, Westlake Village, CA.

2003-2008

Senior Construction Superintendent, Ventura Division

Responsible for development and construction of multi-family projects:

- Entrada at Malibu, Calabasas; 74 units; 3 on 1 podium - \$63M;
 - The Avenues, Oxnard - 96 units; 3 story wood frame - \$38M;
 - Collage, Oxnard - 124 units; 2 story wood frame - \$62M;
 - Aldea at Dos Vientos, Thousand Oaks - 171 units; 2 on 1 podium - \$128M
- 32 acre hillside blasting development; \$12M yard grading for attached commercial center and YMCA.

Legend Development/Builders, Phoenix, AZ.

1997-2003

Co-Owner/Construction Manager

Responsible for all production/construction operations and land development.

- Average annual revenues \$14M (patio homes & condos);
- Managed process from land selection/entitlement to HOA turnover;
- 5 PRD patio homes/condos developments; 1 required extensive blasting.

Miramar Development, Phoenix, AZ

1993-1997

Field Operations/Construction Manager

Responsible for development and construction for 3 condo projects:

- The Vintage, Scottsdale - 160 units - \$24M

- Scottsdale Mission, Scottsdale – 250 units - \$28M
- Canterra at Squaw Peak, Phoenix – 168 units - \$22M

Drees Custom Homes, Arlington, TX.

1989-1993

Builder, North Dallas Division

Responsible for 7 product lines and 6 communities in 4 cities within Dallas area:

- Averaged 85 homes annually; completed in 82.2 days with a 92.43 quality score;
- National Cost Control Award 1991, 1992 and 1993; average variance .073%;
- Certified trainer – QES Program established to improve quality, eliminate waste, cut costs and improve customer relations;
- Implemented National OSHA Safety Program.

Ahlmanson Development, Covina, CA.

1988-1989

Operations Manager, Los Angeles County Division

Responsible for development and construction of 1400 lots in 4 communities:

- Completed 600+ homes at 2 per day on a 95 day schedule;
- Supervised office and field staff.

Regis Construction, Newport Beach, CA.

1986-1988

Project Manager, Ventura County

Responsible for development and construction of 3 luxury condo projects:

- Managed all processes from permits and purchasing to HOA turnover;
- Hillside projects with up to 12 elevation changes per building;
- Moved 18 million cubic yards for Oak Park project.

Cimarron Construction, Houston, TX.

1982-1986

Regional Construction Manager, Southeast Region

Responsible for development and construction of 28 multi-family projects:

- Built 9200 units in 18 states including mid-rises projects.

Education:

West Texas A&M University, Canyon, TX.

B1 Contractors License Arizona

QP for license North Carolina, South Carolina, Arizona

Intermediate Spanish

Various Required Certifications