

ROBERT HESSION
Experienced Construction and Risk Management Advisor
rob@rfhpartners.com | 646-593-1423 | New Canaan, CT

PROFESSIONAL SUMMARY

Senior real estate development and construction executive with 30+ years of experience leading complex capital projects for institutional owners, lenders, and asset managers. As a trusted owner-side advisor, I've delivered ground-up developments, large-scale renovations, and tenant repositioning across commercial, healthcare, and institutional portfolios. Skilled in capital planning, risk mitigation, contractor management, and executive-level reporting, with a proven history of aligning project execution with financial and operational objectives.

CORE EXPERTISE

- Owner & Lender Construction Oversight
 - Capital Planning & Budget Management
 - Risk Mitigation & Compliance
 - Expert Witness Testimony
 - Ground-Up & Renovation Construction
 - Project & Program Management
 - Contractor & Consultant Management
 - Tenant Improvement & Repositioning
 - Pre-Construction & Due Diligence
 - Executive & Investment Committee Reporting
 - Team Leadership & Mentorship
 - Estimating
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EXPERIENCE

OWNER & PRINCIPAL | RFH PARTNERS LLC

01/2025 – Present

Independent construction advisory and expert consulting services company advising owners, development companies, corporations, attorneys and insurance companies on construction management practices, contractor billing and cost documentation, contract administration, and industry standard-of-care. Services include evaluating project records, payment applications, change orders, and cost documentation in connection with construction disputes, risk assessments, and capital project oversight.

Executive Vice President | J.A. Jennings, Inc. | New York, NY (Retired)

Four-generation family-owned Construction Management and General Contracting firm.

Executive Vice President

2018 - 2025

Senior Project Executive

2010 - 2018

Senior Project Manager / Project Manager

2000 - 2010

Assistant Project Manager

1999 - 2000

Executive leader overseeing multi-million-dollar construction and capital improvement programs across commercial, institutional, and healthcare portfolios. Directed end-to-end project execution, aligning construction strategy with ownership objectives and financial performance.

- Directed capital planning, budgeting, forecasting, and cost controls, advising ownership, lenders, and investment committees on performance and risk mitigation strategies.
- Served as primary interface between ownership, consultants, contractors, and end user.
- Led multiple concurrent projects from concept through turnover, including ground-up construction, major renovations and tenant repositioning, and high-end interior buildout, achieving on-time, on-budget delivery.
- Managed cross-functional teams in highly regulated and occupied environments, ensuring execution excellence and compliance while fostering leadership development.
- Develop site safety programs and processes to adhere to state, federal and local regulations to ensure the highest-level safety standard mitigating performance and portfolio risk.

Owner / Principal | Black Stone Construction Group, Inc. | Stamford, CT**01/2004 - 01/2008**

As the Founder and Principal, led a custom residential construction and renovation firm delivering high-end projects across Connecticut and New York, overseeing full project lifecycle, business operations, and client engagement.

- Directed project delivery from estimating to execution, ensuring profitability and timely completion of high-end residential projects.
- Managed client relationships and project teams, serving as primary liaison with architects, engineers, and authorities.
- Built a reputation for quality craftsmanship and service excellence.

Director of Construction | Lynn University | Old Forge, NY**01/1990 - 01/1998**

As a Director of Construction, led owner-side development and delivery of a 30-acre academic campus, overseeing planning, design coordination, budgeting, and construction execution to meet institutional goals and long-term operational needs.

- Directed end-to-end campus development, managing architects, engineers, and contractors to ensure alignment with design intent, budget, and delivery timelines.
- Oversaw procurement, contract administration, and change management, maintaining cost control and project efficiency across multiple facilities.
- Served as primary liaison to university leadership, ensuring projects met institutional standards while supporting post-construction operations and facility readiness.

American College of Dublin/Lynn University**01/1997 - 01/1998**

- International Construction Management Assignment | Dublin, Ireland
- Converted 1800s Georgian building from a convent to an upscale student dormitory maintaining historical requirements and architectural elements.
- Coordinated design execution, cost control, and schedule performance.

EDUCATION

Bachelor of Science, Construction Management – Syracuse University

SAMPLE PROJECTS

Lehman Brothers - 3 World Trade Center, Construction build-out of 100,000+ SF of trading floors and executive suites; **iCapital** - 1 Grand Central Place, Global headquarters build-out; **Uber** - 1400 Broadway, 25,000 SF Class-A tenant build-to-suit; **CIM Group** / Ideal School, 60,000 SF school build-out and managed phased tenant relocations for CIM across multiple floors; **Columbia University President's House**, \$12.2M historic restoration and infrastructure modernization; **Columbia University School of Public Health**, \$20M construction build-out of lab and academic research spaces; **Weill Cornell Medical Center**, Full gut rehabilitation of medical facility including labs, exam rooms, HVAC, electrical, sprinkler systems, and administrative offices; **NYU Langone**, Construction build-out of 50,000 SF laboratory and medical offices within an active healthcare environment; **DC 37 Health & Security Plan**, Dental office build-out featuring 30 operatories, central sterilization, panoramic X-ray technology, and specialized infrastructure; **The New York Metropolitan Club**, Four-floor guestroom renovation of a private landmark club; **The Knickerbocker Club**, Guestroom upgrades and mechanical infrastructure modernization in a historic Upper East Side property; **Plymouth Church of the Pilgrims**, Landmark restoration of public spaces, infrastructure upgrades, and historic sanctuary improvements.