

MICHAEL J. CONSTANTINI

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BACKGROUND

Michael Constantini established Project Management Resources, Inc. in 1998 and has advised on a number of projects for owners, architects and general contractors. Prior to establishing PMR, Michael worked for over 18 years as an employee of Turner Construction Company out of the Chicago territory. He directed more than 4.0 million square feet of tenant development to compliment his knowledge and experience in over \$600,000,000 in construction core and shell activities. Michael's assignments with Turner Construction Company provided a strong background in management, scheduling, and cost control. His organizational and analytical abilities, combined with solid decision-making and a keen understanding of the design process, are positive strengths and strong attributes for assisting the design and construction program.

2004 – Present Advisor, Project Management Resources

New York Giants Stadium - Assisted Hammes Company Sports and Development with preconstruction services for the New York Giants Stadium Project.

Lincoln Financial Field (*Philadelphia Eagles Football Stadium*) - Assist Turner Construction Company with closeout procedures at new NFL stadium.

FedEx Field (*Washington Redskins Football Stadium*) - \$12,500,000 - Assist Turner Construction Company with project coordination of stadium addition. Approximately 5,000 seats were added to the existing NFL stadium and construction of eleven new luxury suites. Modification and extension of existing upper indoor club suites including bar area, and new structural frame to accommodate additional general seating on one side of the stadium. Aggressive 16-week schedule.

2001-2003 Director of Field Operations, Turner Construction Company

Lambeau Field Redevelopment (*Green Bay Packers Football Stadium*) - \$295,000,000
Renovation/Expansion of Existing Stadium Structure – 1.7 Million Square Feet

- New stadium perimeter structure including lower and upper concourses
- New press-box level including cafeteria
- Locker room and training facilities
- 3,000 Indoor Club Seats
- 3,200 Outdoor Club Seats
- 174 Luxury Suites
- New men's and women's rest room facilities: Increase in women's rest rooms from 180 to 600+ and men's from 436 to 550+
- More than 340 Point of Sale Locations for Vendors
- Outdoor plaza with 20 foot bronze statues
- Parking lot renovations

New Five Story - 360,000 S.F. Atrium

- Packer Hall of Fame
- 11,500 S.F. Packer Pro Shop
- Fan Zone
- Restaurants
- Banquet Facilities
- Retail Space
- Administrative Offices

RESPONSIBILITIES INCLUDED:

- Coordinated over 60 subcontractors, which consisted of 1200 workmen during the peak of the schedule.
- Directed site safety and security, which was critical through three seasons of NFL football games.
- Coordinated public safety efforts around Lambeau Field after the 9/11 disaster.

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Worked closely with Green Bay police and fire departments as well as the NFL to assure public safety during game days.

- Met aggressive 33-month schedule on time and within budget.

1998 – 2000 Advisor, Project Management Resources

Conserve School - \$50,000,000 – Located in Land O'Lakes, Wisconsin

Advised the project team on construction activities for the Conserve School, a private boarding high school campus consisting seventeen separate buildings including the main academic center, a recreation center, maintenance facility and dormitories.

Owner: Central Steel and Wire Company

1993-1995 Project Executive, Turner Construction Company: Arlington Heights, IL

At Turner Construction Company's Arlington Heights office, Michael was responsible for operations of all suburban construction activities. The office consisted of 28 employees and had annual construction volume in excess of \$50,000,000. Responsibilities included:

- Preconstruction Planning
- Bidding / Purchasing / Subcontractor Selection
- Site Logistics
- Project Team Selection
- Operations
- Safety
- Project Cost Control and Earnings
- Account Receivables
- Job Close-Out

In addition to his overall office operations responsibility, Michael was the project executive responsible for the following projects:

Bloomington's Department Store - Old Orchard Mall, Skokie, IL - 210,000 SF construction of a 3-story retail facility. The design exhibits an extensive precast concrete panel design, exterior curtainwall and EIFS wall system, and high-end interior finishes. Aggressive 12 month fast track schedule (\$21,000,000)

McDonald's Corporation, N.O.B. - 70,000 SF renovation including extensive revised sitework. Work consists of a complete MEP retrofit and upgrade; 55,000 SF of raised floor; new roof; new glass curtainwall; eight 20'x10' skylights; new truck deck; new entrance and a complete rework of parking lot. Schedule consisted of 17 weeks fast track approach (\$6,000,000)

Hendrickson Spring Company - Addition and renovation of an 18,000 SF existing manufacturing facility including process mechanical, electrical and fire protection upgrades. Project required close coordination with owner's existing 24 hour work schedule at the manufacturing facility (\$3,000,000)

Lord & Taylor - Woodfield Mall - 125,000 SF construction of a new 2-story retail store. The interior work included extensive electrical lighting, HVAC and fire protection systems. Vertical transportation within the building included freight elevator, passenger elevators and escalators.

Westgate Elementary School - New 30,000 SF addition to existing school; consisting of administration offices, gymnasium and common areas. Renovation of two existing school buildings (\$5,500,000)

Ivy Hill Elementary School - 32,000 SF interior/MEP renovation and 27,000 SF masonry and steel addition consisting of administration offices, gymnasium and common areas, located on a 4 acre site (\$4,200,000)

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1992-1993 Senior Project Manager, Special Projects Division

Chemical Bank - 60,000 SF tenant buildout and base building renovation to exterior curtainwall warehouse facility located in Matteson, IL; includes special requirements to recondition HVAC system including direct digital control interface, entire raised flooring system, installation of a new elevator, replacement of glass and mullions at exterior skin and a fast-track 10 week schedule (\$5,000,000)

Donaldson Lufkin & Jenrette - 36,000 SF tenant buildout of floors 17 and 18 at 200 West Madison, includes high-finish millwork, 7,000 SF trading area; 8 week schedule (\$2,500,000)

Bear Stearns & Co. - Tenant development of 50,000 SF at Three First National Plaza; 28 week two phase schedule (\$3,000,000)

Tressler, Soderstrom, Maloney & Preiss - Tenant development of 51,000 SF at Sears Tower; includes data center, executive boardroom, conference rooms, and extensive millwork; responsible for program management which included voice data, furniture and move-in; procurement and control of architect, engineer and consultants

Chicago Title and Trust - Tenant development of 276,000 SF of 11 floors at Chicago Title and Trust Center; 24 week schedule (\$10,500,000)

Bankers Trust - 30,000 SF tenant buildout includes communication room at Sears Tower

NBC Studio - Extensive renovation to main television studio consisting of demolition, concrete, mechanical, electrical and fire protection trades; fast track schedule.

Merrill Lynch - 21,000 SF tenant renovation/development of two floors at Sears Tower

The Sears Tower Club - 18,000 SF development of health club facility

American Institute of Architects/Chicago Chapter - 3,000 SF tenant buildout at the Merchandise Mart (\$300,000)

Arthur Andersen & Co. Tax Division - Demolition and tenant development of three floors, 100,000 SF at 33 West Monroe; 19-week three-phase schedule (\$3,600,000)

1989-1991 Project Manager, Turner Construction Company

Toyota Motor Sales, U.S.A., Chicago Regional Facility - \$30,000,000 Design/Build services for a 370,000 SF parts distribution center and 37,000 SF regional office, diagnostic and training center. Scope included Master Plan and feasibility study for an 87 acre mixed-use site and site development with extensive infrastructure improvements. Fast track 16 month schedule.

1987-1990 Senior Project Manager, Special Projects Division

Deloitte & Touche - Tenant development of 6 floors; 120,000 SF at Two Prudential Plaza (\$7,000,000).

J. Walter Thompson U.S.A., Inc. - Tenant development of 6 floors with 150,000 SF at 900 North Michigan Avenue (\$7,000,000).

U.S. League of Savings Institutions - Tenant buildout of 3 floors with 54,000 SF at One Illinois Center (\$1,600,000).

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Arthur Andersen & Co. - Downtown Chicago Locations

- **Tax Division** - \$6,500,000 Tenant build-out of 8 floors; 170,000 SF
- **Consulting** - \$4,200,000 Tenant renovation/buildout of 6 floors; 230,000 SF in 6 phases
- **World Headquarters/Tax Division** - Demolition of 6 floors 130,000 SF (5 week schedule)

Sears Tower – Downtown Chicago Locations - Tenant renovation and buildout for:

- **Sonnenschein Nath & Rosenthal** - 20,000 SF; \$1,250,000
- **Sears Management** - 15,000 SF; \$420,000
- **Bankers Trust Company** - Extensive computer interphasing with additional work stations.

1984-1987 Superintendent, Turner Construction Company

One O'Hare Center, Rosemont, IL - \$24,000,000 - Coordination of granite and curtainwall installation for 12-story office building with 250,000 SF. Also responsible for 1,100-car precast parking structure.

1982-1984 Assistant Superintendent / Assistant Engineer, Turner Construction Company

200 North LaSalle Building - \$35,000,000 Coordination of mechanical and electrical trades for 30 story office building with 650,000 SF; engineering and superintendent responsibilities including completing job close-out.

Wrigley Field (Special Projects Division) - Preconstruction work for executive skyboxes at Wrigley Field.

1981-1982 Cost Engineer, Turner Construction Company

Marriott Hotel - St. Louis, Missouri - scheduling and financial reporting for 9 story addition to the Airport Hotel.

Naperville Corporate Center II - Naperville, IL - 3 story suburban office building. Extensive studies for critical path scheduling and resource allocation control system.

1980-1981 Field Engineer, Turner Construction Company

Three First National Plaza - \$100,000,000 - responsible for concrete, structural steel, masonry and miscellaneous iron tradework for this 1,000,000 SF 57 story high-rise office tower.

1980 Bachelor of Science in Building Construction
Michigan State University

AWARDS/ ACTIVITIES

Turner Construction Company Territory Executive Group Staff Award - 1992
Turner Construction Company Territory Key Staff Award - 1988
Turner Construction Company Special Projects Division Team Sales Award - 1988
Turner Construction Company Territory Trainer Award - 1987
Turner Construction Company Territory Safety Award – 1986

1988 City of Chicago Certificate of Appreciation in Recognition of Participation in their Construction Management Training Program

1990-1995 Territory Training Director - responsibilities include scheduling and coordination for in-house seminars; Total Quality Management (TQM); Orientation and continued TQM process seminars; and Development/Procurement of Special Technical Training seminars.

1986-1995 Turner Trainer responsible for conducting teamwork/interpersonal skill seminars and Total Quality Management (TQM) seminars.

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REFERENCES UPON REQUEST