

Karl Rhoomes

Objective

To secure a managerial based position in an organization with a challenging work environment that will utilize my technical knowledge and experience in construction operations, management and project relations.

Professional Experience

07/10 - Present Kinetics Staging & Project Management Services Binghamton, NY

Owner ~ Kinetics Staging & Project Management Services specializes in residential property management and construction project management services. Property management services includes:

- Day-to-day oversight of property
- Maintenance & repair of property
- Competitive bidding on contracts/capital improvement - Negotiate contracts & supervise contractors
- Conduct regular physical inspections
- Implement standard operating procedures
- Coordinate & supervise all maintenance activities
- Enforce building rules & regulations

07/07 – 08/09 The J Companies, LLC New York, NY

**Assistant Project Manager ~ 80 DeKalb Avenue, 365 residential units, \$125M Project
LEED Silver Certified**

- Maintained digital & paper project records & file, contracts drawings, specs & sketches.
- Created & maintained drawing logs & records.
- Coordinated permits for the project with expeditors & trade contractors.
- Handle all submittals including review of conformance to contract documents. Create & maintain submittal logs & records.
- Point person for all information flow to the field, and for all RFI's.
- Assisted PM in maintaining & managing the budget for project, creating scopes of work for purchasing trades & maintaining records.
- Assisted PM in the RFP process, leveling bids & purchasing.
- Assisted PM in awarding trade contracts including LOI's & trade contracts.
- Tracked all trade contractors insurances to ensure the project is properly insured.
- Visited job site on a regular basis in furtherance of all of the other responsibilities & to enhance communication with field supervision.

02/05 – 07/07 VRH Construction Corp. Englewood, NJ

Cost Engineer/Superintendent ~ Port Authority of NY & NJ Bus Terminal

- Extensive involvement in cost issues, evaluation and negotiation of change orders from the subcontractors to the owner and from owner to subcontractors.
- Supervised the removal and replacement of all assistance phone information signage throughout the bus terminal.

01/04 – 02/05 VRH Construction Corp. Englewood, NJ

Project Engineer ~ Port Authority of NY & NJ Bus Terminal

- Review the construction documents fully for a comprehensive understanding of the project(s) assigned and develop the contract drawing in Expedition.
- Assist the Project Executive/Project Manager with project set-up: enter owner contract in Expedition and set up the cost worksheet according to the schedule of values.
- Development of submittal log, custom reports and forms in expedition as requested.
- Assist with the review of all shop drawings for conformance to the contract drawings & specifications, prior to submission to architect/engineer.
- Promote safe work policy.

- Assist in maintaining as-built documents for the project as required by the contract documents.

10/01 – 09/03 J.A. Jones Construction Group, LLC New York, NY

Cadman Plaza Post Office & Courthouse \$110M Project

Assistant Project Manager ~ NYC SCA – High School for Law Enforcement \$80.5M Project

- Contractibility review of architectural and structural documents and sub coordination.
- Prepared and develop comprehensive scopes of work and bid packages necessary for the employment of subcontractors. Negotiated and awarded contracts.
- Assisted in the preparation, negotiation, implementation, and management of contract administration.
- Met at regular intervals, or as required, with the client and their consultants for the purpose of reviewing all aspects of the project.
- Evaluated and negotiated change orders, requisitions and associated paperwork. Ensured subcontractor submittal requirements. Monitored subcontractor compliance via QA/QC Program from management side.

04/01 – 10/01 J.A. Jones Construction Group, LLC

Project Engineer ~ NYC SCA – High School for Law Enforcement \$80.5M Project

- Maintained daily construction reports, which documented the different operations performed for that day and by whom.
- Maintained multiple project files for numerous construction trades.
- Reviewed submitted Mechanical, Electrical, Plumbing & Sprinkler (MEPS) shop drawings with project manager from subcontractors. Reviewed responses on Mechanical, Electrical, Plumbing & Sprinkler (MEPS) shop drawings from architect & engineer with project manager.
- Issued construction documents for bidding and to field for actual construction.

10/00 – 04/01 Richter + Ratner Contracting Corp. Maspeth, NY

Assistant Project Manager ~ for several projects ranging from \$63K to \$24M.

- Maintained accurate budget information and updated project financial status.
- Contacted sub-contractors for soliciting bid proposals for a timely response.
- Developed and modified construction schedules as required.
- Issued construction documents for bidding and to field for actual construction.
- Managed/maintained purchase & change orders, shop drawings, rfi's, & various logs.
- Visited site to document progress via photographs.

Education 1997 - 2000 Pratt Institute New York, NY

B.P.S. Construction Management (candidate, thesis-in-progress)

- Certificate of Excellence Award for Outstanding Merits in Construction Management
- Certificate of Excellence Award for Student Services
- The Jack & Florence Goodstein Memorial Scholarship 1998-1999
- Edward Re Scholarship 1998-1999

Certification & Licenses

- 30-Hour Training Course in Construction Safety & Health (OSHA)
- 7-Hour Course for Site Safety Managers
- Supported Scaffold User Certification
- Certified as Construction Superintendent by NYC DOB.

Computer Knowledge

Microsoft - Excel, Word, Project, Outlook, Accu-Term, Primavera-Expedition, Office Pro & Prolog

References

Furnished upon request.