

Donald E. Broderick

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Vice President: Construction

Resourceful professional with wealth of experience in optimizing operations of construction, general contracting, and consulting companies through outstanding management, technical, and relationship building expertise. Tenacious performer with proven ability to direct large, complex construction projects from concept through close-out within diverse sectors including high-end residential, commercial, educational, pharmaceutical, and arena. Significant contributor having proficiency in broad range of project operations such as bid packages / contracts, budgets, schedules, site management, and safety / quality control. Collaborative communicator with talent for establishing productive relationships with project stakeholders including owners, architects / engineers, and subcontractors / suppliers and building strong, motivated multi-trade teams.

CORE COMPETENCIES

Construction Project Management • Safety / Quality Control • Multi-trade Team Building / Leadership
Pharmaceutical / Arena • Stakeholder Relations • Problem Solving • Consulting • Work Scopes
Bid Proposals / Contracts • Government Regulations • Budgets / Fast-track Schedules
High-end Residential/ Hotel / Commercial / Educational • Site Management

PROFESSIONAL EXPERIENCE

VICE PRESIDENT- DIRECTOR OF OPERATIONS, O&D Builders LLC, New York, NY • 2022 – Present

Responsible for all redefining and overhauling company protocols for all phases of the organization in order to provide corporate wide consistent operational systems.

Additional responsibilities included the construction management of a five-story conversion of existing five stories of commercial space to rental apartments for the Moinian Group in lower Manhattan.

VICE PRESIDENT & PROJECT EXECUTIVE, The Rinaldi Group, Secaucus, NJ • 2013 – 2022

Responsible for all operations pertaining to the construction management of a five (5) star, 153 key hotel with amenities on 5th Avenue in Manhattan, NY. Project consists of renovation of an existing seven (7) story Landmark building combined with a new twenty-four (24) story tower

Selected Accomplishments

- Led and substantially completed the construction of this project within a 14 month time period in compliance with the contract agreement. Project was subject to a \$1 million liquidated damages clause in the event that the project did not receive its TCO prior to expiration of the Developer's tax incentive plan with the City of New York.
- Led a construction team responsible for renovation of a 50 story, 388 apartment building in Manhattan. Scope of the work at various apartments ranges from cosmetic renovation of lower level units to complete demolition and reconstruction of apartments at upper levels of the facility. Complete renovation of amenity spaces including Lobby and Rooftop areas are included within the project program.
- Led a construction team for development of a 31 story hotel with extended stay capabilities in Manhattan, NY. Scope of work consisted of complete construction of a Hyatt House hotel from ground floor of hotel after taking over the project from a competitor that was terminated by Project Developer and Owner

OWNER / OPERATOR, Broderick Construction Management • Milford, CT • 2009-2013

Direct all operations for construction consulting company including financial forecasting / management, budgets, staffing, and business development. Orchestrate broad range of construction project activities for private owners such as subcontract bidding, scheduling, budgets, and inspections. Monitored subcontractor / vendor performance to ensure compliance with work scopes and specifications.

Selected Accomplishments

- Carved out profitable niche in competitive marketplace for company through high quality project management, compliance with government building codes and regulations, and impressive customer service.
- Provided Owner Representative services for the construction of a high end \$80 million mansion in Greenwich, CT as well as construction of a 149-foot luxury motor yacht in Palatka, FL. Both projects were performed for same Owner.
- Liaisoned effectively with owners, design professionals, and field personnel for customized, high-end residential projects to promote smooth communications and to minimize problems.

SENIOR PROJECT MANAGER, George A. Fuller Construction Management, Valhalla, NY • 2006-2009

Senior Project Manager charged with construction management of design-build high-rise hotel and residential condominium project at Ritz Carlton Hotel and Residences in White Plains, NY. Guided subcontract bidding processes including work scope and specification development. Created and monitored schedules and budgets and interfaced with owner representatives, design professionals, and various trades to maintain project timeliness and budget parameters.

Selected Accomplishments

- Optimized company's operations and reputation by successfully guiding fit-out and completion of 154 high-rise condominium units on fast-track schedule, effectively coordinating and communicating with all project stakeholders to meet purchasers' expectations and budgets for all units.
- Achieved on-schedule and within-budget project completion through exceptional organizational skills and proficiency in earning respect and trust of multi-dimensional construction teams.

SENIOR PROJECT MANAGER, By Design Associates, Inc., New York, NY • 2004-2006

Senior Project Manager serving as in-house general contractor for a private owner/ developer in completing subcontract bidding and awards and project scheduling. Duties included directing site operations, ensuring safe and high quality work environments and oversaw subcontract trades' work and performance.

Selected Accomplishment

- Spearheaded construction management of high-end residential condominium projects in Chelsea and Greenwich Village, meeting timelines and budget parameters.

SENIOR PROJECT MANAGER, Klewin Building Company, Norwich, CT • 2000-2004

Senior Project Manager responsible for guiding construction management operations for commercial, industrial, and educational projects including work scope development and bidding processes from document creation and evaluation to contract award. Duties included communicated with project stakeholders to effectively maintain timelines and budgets as well as ensured safe and high quality work environments.

Selected Accomplishments

- Championed successful completion of 10K-seat arena in Bridgeport, Connecticut within 15-month construction period, approximately 6 months less than accepted standards for facilities having similar complexity.
- Orchestrated total gut and rebuild of high school in Connecticut within 12-week timeline over summer recess period, completing project within-schedule allowing school to re-open on planned date.
- Met pre-determined opening dates for both arena and high school facilities by developing creative scheduling adjustments that involved work crew double-shifting coordination.

PROJECT MANAGER, Gilbane Building Company, Glastonbury, CT • 1996-2000

Project Manager responsible for leading the completion of pharmaceutical and educational construction projects including schedules, budgets, trade contractor oversight, and safety / quality control. Developed work scopes and bidding documentation and guided bid evaluation and contract award processes. Communicated effectively with owner and design professionals.

CAREER NOTE

Additional positions include **Project Manager** for The E&F Construction Company; **Civil / Structural Superintendent** for ICM, Inc.; **Senior Project Engineer** for Chesebrough-Pond's, Inc.; and **Civil Design Engineer** for EBASCO Services, Inc. Details available upon request.

EDUCATION

Master of Science in Civil Engineering (1983), Polytechnic Institute of New York
Bachelor of Science in Civil Engineering (1977), University of New Haven

PROFESSIONAL CERTIFICATION

OSHA 30-hour
NYC DOB 40-hour Site Safety Training