

**Edward Lee Warmoth**  
**Construction Operations Management Professional**  
214-755-9360

[resolute@edwarmoth.com](mailto:resolute@edwarmoth.com) ♦ <http://www.edwarmoth.com/> ♦ <http://linkedin.com/in/edwardwarmoth/>

- Results oriented, self-motivated, achiever
- Nation-wide remote building experience
- Adept in every phase of project development
- Successfully manages multiple concurrent projects
- Maintains control while fostering esprit de corps
- Projects ranging from \$10,000 to \$50,000,000
- Executive sales and new business development agent
- Ethically nurtures solid client relationships
- Accurate and profitable Estimator
- Adapts, improvises, and overcomes, in every situation
- Computer competent, not intimidated by smart machines
- Seasoned intuition that only experience provides

**Seasoned Construction Manager:** More than 20-year track record of success overseeing all phases of multi-site development and construction. Greenfield projects, remodel & re-image projects, as General Contractor and Owner's Representative. Intuitive leader forged by more than two decades of Construction Project Management experience.

**Agile Operations Manager:** Oversees geographically and culturally diverse teams of 150+ personnel. Competently manages multiple concurrent projects across several States. Per-project values in excess of \$50MM, with annual volumes of approximately \$100MM. More information, photos, and other documentation available online at: <http://www.edwarmoth.com>.

**Project Types:**

- Restaurants
- Hotels & Resorts
- Retail
- Communications & Data Centers
- Telecommunication & Video Studios
- Class-A Office Buildings
- Petroleum
- Medical
- Multi-Family

**Delivery**

- Design-Build
- Negotiated Contract
- GMP

**Methods:**

- Lump Sum
- Construction Management
- Consultation
- Competitive Bid
- Cost-Plus
- JOC

**PROFESSIONAL ATTRIBUTES:**

- Thrives in a high-energy environment managing multiple concurrent projects across the United States.
- Self-motivated, agile decision maker, able to manage priorities, maximizing time management.
- Thorough knowledge of building systems and construction means and methods, provides technical advice and oversight.
- Manages CM Staff, including Project Managers, Project Executives, Superintendents, PE's, PC's, Office Staff.
- Performs new greenfield construction, remodels, tenant build outs, fast-track renovation, historical renovation.
- High-end and themed-construction Construction Management, including design and implementation.
- Liaison with Owners and Owner's Representatives performing pre-construction layout and design, managing A/E Teams.
- CPM Schedule creation, monitoring, management, and maintenance.
- Pre-construction Management -- manages transition from Design and Estimating to Operations.
- Manages process of vendor prequalification and verification
- Prime contract administration; vendors' subcontract negotiation, change order control and management.
- Consistent and timely project reporting to all stakeholders.
- Complete project accounting, including verification of vendor invoicing, GC payment application preparation and submittal.
- Management of entire project life cycle from land acquisition to completion of project.
- Administers corporate safety plan, implements site risk management programs, monitoring for effectiveness.
- Chief Estimator for conceptual budgets, design-build, negotiated contracts, lump sum bids, GMP estimating.
- Embraces modern technologies to estimate, design, manage projects, via computers and mobile devices.
- Employs solid Project Management Processes to achieve orderly and timely construction operations.

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**COLLEGE EDUCATION:**

Liberty Christian College, Pensacola, FL 1981-1984 -- Course work in Organizational Leadership, Psychology

**POST COLLEGE EDUCATION:**

Executive Certificate in Business Management – 35 hours, awarded 1/2014

Executive Certificate in Leadership and Management – 38 hours, awarded 1/2013

**RELEVANT BUSINESS COURSEWORK:**

Scrum: The Basics (2017)

Strategic Negotiation (2017)

Construction Management Foundations (2017)

Lean Construction Principles (2018)

Six Sigma Foundations (2017)

**LICENSING:**

2002 Florida State Certified General Contractor License #CGC1504324 – Active

1993 Florida State Certified Building Contractor License #CBC057042 – Inactive (upgraded to CGC in 2002)

1984 Florida Real Estate License -- Inactive

**RELEVANT CERTIFICATIONS:**

Certified Green Building Professional – CGP Designation, NAHB University of Housing, awarded 8/2008

OSHA Safety Certification – University of South Florida Safety Florida Program, awarded 3/2004

**POSITIONS HELD:**

**Conquest Contracting, LLC – Construction Operations Management (8/2002-Present)**

- Operations in the Central Florida and Dallas, TX markets while also performing remote projects across the United States.
- License Holder/Qualifier for this company.

**Notable Recent Construction Management Projects for Others Include:**

Senior Operations Manager: Turned around troubled remote Texas projects for a Florida based General Contractor

- Dallas - Five-star (on the level of the Ritz Carlton) hotel remodel of lobby, lobby bar, spa, fitness center. \$40MM
- Austin – Four-star resort extensive renovation of guest room bathrooms. \$5MM
- Orlando – Four-star hotel comprehensive guest room renovation, corridors, public spaces, replacing of all fan coil units. \$10MM
- Senior Operations Manager for these large and complex hospitality renovation projects totaling more than \$55MM, nine-month duration. Directed Project Managers, Project Engineers, Project Executive, and Superintendents, while improving and maintaining relations with the Owners and Owner's Representatives. Oversight of all aspects of project operations, budgeting, and administration.

**Hatch Contracting Florida, LLC – Director of Operations (9/2001-7/2002)**

- Established Florida satellite office for construction firm based in California.
- License Holder/Qualifier for this company.

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**WCI Construction, Inc. – General Manager (5/2000-8/2001)**

- Responsible for all field operations.

**Mainstream Construction Group, Inc. – Project Manager (12/1998-4/2000)**

- Responsible for leadership and oversight of newly formed Hospitality Division for the company.

**MISCELLANEOUS EXPERIENCE:**

- Real estate sales
- Restaurant management, corporate management trainer
- Hotel Management
- International non-profit organization Executive Director

**SOFTWARE:**

- MS Project, Various project management and scheduling software suites, CAD programs
- MS Office (Excel, Word, PowerPoint, Outlook) WordPerfect, Quattro Pro, Adobe Acrobat
- QuickBooks Pro (Contractor Edition),
- Adobe Creative Suite (Dreamweaver, Illustrator, Photoshop, InDesign), Final Cut Pro 6
- Windows and Macintosh OS platforms. Not intimidated by smart machines.

**SPECIAL AREAS OF KNOWLEDGE:**

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| <ul style="list-style-type: none"><li>• Layout and design of buildings and site</li><li>• Estimating, material takeoff</li><li>• Critical Path Method (CPM) scheduling</li><li>• Site prep</li><li>• Permitting process</li><li>• Design-Build</li><li>• Contract negotiation</li><li>• Lean construction principles</li></ul> | <ul style="list-style-type: none"><li>• Office organization</li><li>• Multi-site organization across various states</li><li>• Historic restoration</li><li>• Client relations, new business development,</li><li>• Green Construction methods and materials,</li><li>• Web &amp; digital publication layout and design, social media management, marketing strategy and development.</li></ul> |
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**AFFILIATIONS:**

AGC, ABC, NAHB, Florida Restaurant & Lodging Association (FRLA), Disaster Contractors Network (DCN)

**OTHER CERTIFICATIONS:**

Certificate of Ordination – Full Gospel Minister, The Door Ministries, Permanent Status