

# DAVID BERNSTEIN

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89 Stratford Rd. • East Brunswick, NJ 08816 • (732) 613-4205 • [bernstein456@yahoo.com](mailto:bernstein456@yahoo.com)  
<http://webprofile.info/dbernstein/>

## EXECUTIVE: CONSTRUCTION MANAGEMENT DIRECTOR: COST & RISK MANAGEMENT

Project Executive with extensive experience leading large, high-profile, multimillion-dollar construction projects for clients across diverse industries – generating significant growth to bottom lines. Successfully direct high-performance teams in pre-construction/construction activities as well as re-engineering and streamlining project control processes. Excel at leveraging stakeholder relationships and staff resources to aggressively deliver highly complex construction projects on time and within budget. Take charge leader with proven skills managing project budgets, schedule, logistics, safety, quality, procurement, and negotiations. Superior interpersonal skills, capable of resolving project issues and motivating staff to peak performance.

### CORE LEADERSHIP COMPETENCIES

- Pre-Construction / Construction Management
- Building Design & Constructability
- Cost Management / Project Controls
- Staff Development & Leadership
- Process Improvement Initiatives
- Project & Program Management
- Key Stakeholder Management
- Risk Assessment & Management

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## PROFESSIONAL EXPERIENCE

### **BOVIS LEND LEASE LMB, INC. – New York, NY**

**2001 – 2010**

*Leading construction management company with 600 employees and annual revenues exceeding \$3 billion.*

#### **Project Executive**

Led day-to-day operations supporting large, multimillion-dollar construction projects throughout New York City. Supervised, mentored, and trained 50-member project team. Accountable for pre-construction services, project scheduling, budgeting, estimating, accounting, procurement, contract negotiations, punch lists, work changes, contractor management, quality/safety, and risk mitigation. Performed constructability and cost reviews of design documents against client requirements and provided cost engineering when required. Kept all key stakeholders abreast of monthly project progress status. Developed and managed large GMP (Guaranteed Maximum Price), CM (Construction Management), and Design-Build contracts; including \$900 million GMP and \$720 million CM contract with fixed general conditions.

- Spearheaded all pre-construction activities for 9/11 Memorial at WTC Site, which included re-aligning \$700 million design with Memorial Foundation's \$520 million budget with nearly \$150 million in proposed cost savings.
- Tracked and managed procurement of \$600 million in Trade and General Conditions awards that consisted of prequalifying bidders, developing scopes of work, and negotiating/awarding contracts.
- Served as Pre-Construction Manager responsible for developing project budget, logistics, and schedule to construct proposed world's tallest building; \$3 billion, 228-story Al Burj "Palm Tower" in Dubai.
- Led 50-member project team in developing and implementing processes and procedures to support all pre-construction and construction phases activities required to build and complete 9/11 Memorial at WTC site within very aggressive deadlines.
- Devised and executed program to enable client to convert 97 rental apartments to 93 high-end luxury condos in response to changing market conditions without impacting ongoing construction of Marriott Residence Inn portion of \$110 million, 45-story, 340,000 sq. ft. Hotel and Residential tower.
- Developed and implemented project control systems to track and manage \$900 million Guaranteed Maximum Price (GMP) contract to build 2.7 million sq. ft., mixed-use mega center for AOL Time Warner.
- Created allocated reporting system to provide project information to all key stakeholders, which included tracking more than 3,000 change requests and monitoring \$120 million in unassigned allowances.
- Successfully processed, estimated, and negotiated more than 800 scope change orders valued at approximately \$180 million.

*Professional Experience, Continued...*

**Bovis Lend Lease LMB, Inc., Continued...**

- Collaborated with project owners to create hybrid change management system that combined PANYNJ, Memorial Foundation, and Bovis Lend Lease change processes to deliver construction projects on time and within budget.
- Re-engineered and streamlined project procurement process, which cut bid-to-award time from 8 months to 4 months (something that Port Authority was unable to do on other WTC site projects) and reduced contractor requisition-to-payments cycle down from 60 days to 30 days (improving contractor cashflow and work performance).

**YORK HUNTER CONSTRUCTION, INC. – New York, NY****1993 – 2001**

*Mid-size construction management firm with 200 employees and annual sales exceeding \$1 billion.*

**Director, Cost & Risk Management / Senior Project Manager**

Oversaw department responsible for monitoring and reporting on financial and schedule issues for company's largest, high-profile projects. Supervised 10-member team comprised of Project Managers and Cost Engineers. Audited active projects, reviewed findings with teams, and provided senior corporate leadership with risk assessments.

- Led \$40 million capital improvements program and large member team to provide major mechanical upgrades and replacements to 14 buildings covering three separate campuses at Rutgers University.
- Directed talented team of Project Managers and Cost Engineers in developing and launching systems and procedures to proactively audit and report on financial and scheduling issues before becoming problematic to project and company.
- Oversaw cross-functional team for construction of \$30 million New Bronx Housing Court project that involved managing five prime contractors under auspice of "Wicks" law for City of New York, Department of General Services (DGS). Successfully defaulted both General contractor "for cause" and its bonding company for failing to honor terms of bond, and was instrumental in attaining favorable settlement for City of NY, which provided funding for project to be completed.
- Directed all project activities to build primary care health facility that included coordinating with key stakeholders to overcome major challenges and allow project to move forward with minimal impact to schedule of budget.

**CROW JONES CONSTRUCTION – New York, NY****1988 – 1993**

*Leader in construction industry with 500 employees and annual revenues of \$2 billion+ annually.*

**Senior Project Engineer**

Served as Senior Project Engineer responsible for supporting construction of multimillion-dollar design build projects. Accountable for project budgets, schedule, payment requisitions, risk analysis, document control, change management, procurement, resource allocation, safety and quality requirements, and project progress reporting. Managed project logistics and phasing to ensure facilities remained operational during project construction.

- Implemented project control systems to track and manage \$172 million design build GMP contract to construct new 800,000 sq. ft. mail processing facility and renovation/modernization of existing Morgan Station General Mail Processing Facility.
- Provided project engineering for \$60 million GMP contract with United States Navy to construct new state-of-the-art Naval maintenance facility with utilities plant and office and administration building.

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**EDUCATION****NEW YORK INSTITUTE OF TECHNOLOGY – Old Westbury, NY****Bachelors in Architecture**

**Training:** OSHA- US Department of Labor 10- Hour Training Certification; NYC Department of Buildings/ OSHA Suspended Scaffolding User Training; NYC DOB/ OSHA Supported Scaffolding User Training, PATH- Port Authority of NY & NJ Railroad Roadway Worker Protection Certification