

CARLOS A. RODRIGUEZ

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SENIOR-LEVEL CONSTRUCTION & PROJECT MANAGEMENT DIRECTOR

Directing High-Profile Projects & Developing Innovative Concepts

Accomplished executive with a strong management career encompassing all facets of design, construction and manufacturing in the Retail, Commercial and Residential Industry from project Planning/Budgeting through final completion. Proven record of success as an effective leader, worked directly with all development parties to deliver a quality project on time with strong adherence to capital budgets.

- Reputation for devising unique strategies to increase productivity and deliver to deadlines with precision and budget compliance.
- Blends creativity with strategy to design and develop high-profile domestic and international retail construction projects.
- Strong ability to cultivate solid business relationships and clearly convey complex plans and technical information to individuals on all professional levels.

AREAS OF EXPERTISE

- Networking/Building Key Alliances
- Personnel & Resource Allocation
- Government & Safety Compliance
- Vendor/Contractor Sourcing Relations
- Construction Administration
- Leadership Development
- Persuasive Negotiation
- Multi-Site Management
- Product Sourcing/Inventory Control
- Budget Development and Compliance
- Landlord/Developer/Lease Negotiations
- Microsoft Office Proficiency

PROFESSIONAL HISTORY & ACHIEVEMENTS

SSG Construction Inc., Annapolis, Maryland Boca Raton, Florida

2019-Present

(Eastern Seaboard Retail & Commercial General Contractor)

Sr. Project Manager

Review and prepare project estimates, FF&E, contracts and permitting for medium and big box retail locations. Allocate necessary project resources including sub-contractors, suppliers and labor force. Ensure projects are executed according to contract schedule and approved budgets with strong adherence to quality control. Initiate and maintain relationships with retail and commercial clients. Supervise, monitor and coach project team. Provide value engineering recommendations to achieve budget objectives. Review and analyze blueprints and specifications to determine project requirements and estimates. Develop project scope of work (SOW) and other related contract documents.

Rent-A-Center, Inc., Plano, Texas

2011-2019

(Retail Store Chain with over 3000 locations in the U.S., Puerto Rico & Mexico)

Regional Construction Manager

Direct and manage company portfolio including the design, budget, permitting and contracts for the delivery of completed projects per Rent-A-Center design and standards. Assure that projects stay on schedule and within budget; financial responsibility for approximately \$5 million in expense and capital budgets. Partner with internal real estate team, operators, external developers and contractors to review scopes, budgets and lease exhibit documentation for new construction/ remodel projects. Visit construction sites and verify that all work is completed in accordance with Rent-A-Center plans, specifications and standards; review schedule, budget and resolve project issues. Represent Rent-A-Center with state and city agencies as it relates to planning and construction. Manage “punch list” and facilities to ensure all work is completed for remodel and newly opened stores. Prepare and complete close-out packages.

W.H. Massey Construction Inc., Ft. Lauderdale, Fl.
(*Medium-Sized G.C. with operations in Ft. Lauderdale, Fl.*)

2010-2011

Sr. Project Manager

Work directly with owner in the day to day construction operations of commercial projects consisting of ground up and tenant improvements. Orchestrate and direct sub-contractors and vendors ensuring projects begin and end within expected time frames with adherence to budget requirements. Co-ordinate with architects, engineers and building officials to insure projects are value engineered in accordance with owners budget guidelines. Directly involved with pre-construction bid process and negotiation of sub-contractor and vendor contract agreements. Perform weekly site meetings with all professional disciplines to insure project remains on schedule with strict adherence to quality control standards.

Claire's Stores Inc., Pembroke Pines, FL
(*Retail accessories chain with over 3000 locations world-wide*)

1993-2009

Director of Construction

Provided leadership and motivation to a high performing team of project managers and construction administrators, directed and managed sophisticated projects, prototypes and store concepts. Managed the company's portfolio of over 1500 stores encompassing the complete design/build process for all new construction, re-models and expansions, ensured project development procedures were performed timely, professionally, with adherence to high standards of excellence. Scope of accountability includes construction, design, budget development, scheduling, bid/contract negotiations, construction administration, close-out and warranty.

Key Achievements:

- Maintained full responsibility in the build-out of over 1500 retail stores thru key interactions with real estate, legal, store design, store planning, facilities, procurement, architects/engineers, loss prevention, building dept. officials, store operations, regional V.P's, district managers, store managers, general contractors and vendors.
- Launched the nation-wide implementation of the Capital Construction Program, executing the construction of new stores, remodels and expansion projects; directed comprehensive operations from the lease negotiations to turn over and punch-out of fully operational store.
- Spearheaded the successful international corporate roll-out in Canada, Puerto Rico and the U.S. Virgin Islands, leading to the construction and completion of over 300 new store sites.
- Actively promoted the on-going development of new resources to facilitate budget compliance and on-time completion of projects.
- Generated significant bottom-line savings via effective collaboration with purchasing agents to procure owner-provided items and subsequently executing the final review and approval of vendor costs.

Courtelis Construction and Development, Pembroke Pines, FL
(*Leading Shopping Center Developer operating out of Florida*)

1991-1993

Senior Project Manager/Estimator

Conducted comprehensive pre-construction estimating procedures for commercial projects consisting of site engineering, foundations, building shell and final tenant improvements. Accountable for sub-contractor bid-negotiations, contract administration, allocating and coordinating resources, scope of work verification, quality control operations and project implementation. Directed site superintendent during entire construction process and approved all project related requisitions.

EDUCATIONAL QUALIFICATIONS

Florida International University, Miami, Fl. *2 years Coursework Completed in Construction Management*

University of Florida, Gainesville, Fl. *2 years Coursework Completed in Architecture*

Palm Beach Community College, Lake Worth, Fl. *Associate of Arts, Architecture*

Bilingual: English & Spanish