

NEIL R. SCHULMAN
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Potomac, Maryland 20854
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PROFESSIONAL SUMMARY

- Seasoned manager with extensive preconstruction services, project management, construction management, field operations, and facilities management experience on numerous alterations, renovations and new construction of commercial, institutional, healthcare, infrastructure, hotel, multi-family residential, recreational, transit, and site construction projects in the Mid-Atlantic area since 1975, and prior to that in New York City.
- General contracting, construction management and design/build projects typically ranged in size from \$5 million to over \$100 million on new projects, and approximately several million dollars on renovation and tenant office work projects
- Diverse project management experience and background supervising project managers, project engineers, superintendents, architects, engineers, contractors, consultants, and in-house property managers and building engineers in both the private and public sectors that utilized the best of several project delivery methodologies to ensure maximum efficiency to each project
- Track record of satisfying clients, and delivering projects within budget and on schedule
- Responsible for oversight and developing programs, planning, scopes of work, cost estimating, schedules, space plans, design, project assessments, entitlements, budgeting, procurement, and contracting methods

PROFESSIONAL EXPERIENCE

Naval Facilities Engineering Command
Bethesda, MD

Senior Project Manager
2009 - Present

- Managed the planning, design management, and construction management of over 100 design and construction development projects, including field and administrative functions
- Provided construction management support for building projects ranging in size from \$1 million to over \$100 million, including the 350,000 SF \$50 million Navy Exchange Building achieving LEED Gold certification, and approximately \$500 million in BRAC development projects

Liberty Property Trust
Herndon, VA

Vice President of Construction
2006 – 2009

- Managed the planning, design, purchasing, operation, maintenance, and construction program, including contract administration for approximately 50 projects including 450,000 SF of tenant work in 25 office buildings with approximately 2.6 million SF, at four major campus locations in Northern Virginia properties, including office renovations, building and infrastructure projects, and the 180,000 SF Liberty Building renovation and expansion project in Washington, DC, with LEED Gold certification.
- Supervised and directed facilities management team including property managers, building engineers, contractors, interior designers, architects, engineers, and administrative staff
- Annual budget expenditures was approximately \$18 million

Orr Partners
Falls Church, VA

Vice President – Project Executive
2003 – 2006

- Provided construction management, project management, field operations oversight, and development management services for several multi-million dollar commercial, recreational, residential, infrastructure improvements, and institutional projects in the Washington, DC area
- Provided facilities management and real estate services for several institutional organizations
- Responsible for pre-construction, construction management, and field operations for the 45 acre McLean Bible Church campus renovation and expansion project in Vienna, VA, and the 90 acre Georgetown Prep School athletic facility, and athletic fields expansion program in North Bethesda, MD

- Annual budget expenditure was approximately \$20 million

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LCOR, Inc.
Bethesda, MD

Senior Project Manger
2001 – 2003

- Supervised contractors, interior designers, architects, engineers, and consultants at owner's field office for the development, design, and construction of the PTO HQ project with an approximate 2.4 million square foot interconnected five-building office complex with associated infrastructure work, plus two separate structured parking garages, and 77,000 SF in two commercial townhouse buildings in Alexandria, VA
- Responsible for budgeting, scheduling, quality control, construction, and coordination of all team members
- Annual budget expenditures was approximately \$80 million

Donohoe Construction Company
Washington, DC

Senior Project Manager
2000 – 2001

- Supervised contractors, consultants, and in-house staff including superintendents and project engineers
- Maintained and developed client & A/E relationship, responsible for subcontractor administration, contract administration, scheduling, and cost control at field and office level for a 460,000 SF office building renovation and expansion project in Washington, DC valued at \$35 million
- Annual budget expenditures was approximately \$23 million

Blake Construction Co., Inc.
Washington, DC

Senior Project Manager
1996 - 2000

- Managed the project management field office for several major institutional, commercial, and infrastructure construction projects in Maryland and Northern Virginia ranging in size from \$45 million to \$100 million
- Supervised project management staff and superintendents, developed client relationship, responsible for subcontractor administration, scheduling, cost control, quality control, construction strategy, and profit & loss
- Performed preconstruction bidding, estimating, business development and marketing services, including preparation and presentation of proposals
- Annual budget expenditures was approximately \$25 million
- Blake Construction elected to close its construction company in 2000

Marshall Erdman & Associates, Inc.
Newington, VA / Madison, WI

Mid-Atlantic Division Construction Manager
1991 - 1995

- Ensured Construction Division achieved the highest standard of workmanship and performance on an average of approximately 35 medical building projects and lab renovations per year utilizing mostly design-build project delivery methods for healthcare and institutional office buildings in the public and private sectors in the Washington and Mid-Atlantic region valued at \$50 million
- Performed periodic field inspections on projects for cost, schedule, quality, contract compliance, strategy, safety, and owner satisfaction
- Ensured completion dates were achieved for new and remodeled buildings. Supervised superintendents and field project managers
- Reviewed and approved the bidding, purchasing, and award of subcontractor contracts and owner contract agreements
- Monitored and approved schedules and cost budgets including profit and loss responsibility and project progress
- Performed business development and preconstruction services
- Annual budget expenditures was approximately \$13 million

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Harkins Builders, Inc.
Silver Spring, MD

Project Manager
1987 - 1991

- Managed technical, administrative, and financial requirements for the construction of a 246 unit high-rise multi-family apartment building, a mid-rise office building, and several tenant/retail spaces located in Maryland valued at \$25 million
- Scheduled and budgeted all preconstruction activities, including value engineering, during the design development stage for a \$50 million high rise condominium
- Reviewed, approved and negotiated subcontractor's estimates and bids, and awarded subcontract agreements
- Supervised all site personnel including site managers and superintendents, represented company in all A/E and owner relations, and performed marketing and business development services
- Participated with bid team in estimating costs, preparing bids, and negotiating new owner contracts
- Annual budget expenditures was approximately \$10 million

The Clark Construction Group Inc. (Hyman)
Bethesda, MD

Senior Project Manager
1975 - 1987

- Managed the construction of seven commercial office buildings including Columbia Square Office Building in Washington, DC built over WMATA Metro Center, two corporate office buildings, a 345 unit high-rise residential apartment house, a government facility, and a 700 room luxury hotel in the metropolitan Washington and Northern Virginia area valued at \$175 million
- Coordinated A/E and owner to assure compliance with contract requirements, and responsible for the completion of projects within time, cost and quality goals on both public competitive bid and private negotiated projects
- Prepared monthly owner requisitions, maintained positive cash flow, achieved profit margins, directed subcontractors and approved requisitions, developed schedules, managed and negotiated change orders, managed value engineering program, and scoped subcontractor bids for award
- Maintained project controls including on-site direction of superintendents, and coordinated the shop drawing approval process with the owner and A/E, and subcontractors
- Participated in marketing and business development, and assisted in the bidding of new work
- Annual budget expenditures was approximately \$21 million

Gilbane Building Co.
Landover, MD

Project Executive
1984 - 1985

- Scheduled and budgeted the preconstruction and construction activities of a \$40 million 578,000-square-foot, four-level, enclosed, urban mixed-use regional shopping mall in Northern Virginia
- Managed the technical and administrative field office functions, including superintendents and staff, and the cost control and financial requirements for the construction of a \$25 million major historical renovation for the mixed use Power Plant entertainment facility in Baltimore, MD
- Represented the construction manager in all relations and negotiations with the owner and A/E
- Directed all contractors, consultants, and in-house project managers and engineers
- Participated in corporate marketing and business development operations
- Annual budget expenditures was approximately \$19 million

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Morse Diesel International Inc. (AMEC)
New York, NY

Project Manager
1970 - 1975

- Managed the field and administrative requirements for the construction of a 561 unit nursing home and medical facility, and a corporate office building in New York City
- Maintained and administered the project administration process including shop drawing, requisition, and change order controls in coordination with the owner and A/E, and field office staff
- Scheduled construction activities, administered cost controls, provided purchasing support, and maintained client relations
- Annual budget expenditures was approximately \$20 million

Tishman Realty & Construction Co.
New York, New York

Assistant Project Manager
1968 - 1970

- Prepared, negotiated, and processed change orders with subcontractors and owners on an office building and major U. S. Post Office building complex in New York City
- Annual budget expenditures was approximately \$20 million

NEIL R. SCHULMAN

MILITARY

Naval Facilities Engineering Command
New Orleans, LA and Saigon, Vietnam

Resident Officer in Charge of Construction
Lieutenant, U. S. Navy, Civil Engineer Corps

EDUCATION

LIU Post (Long Island University) MS in Management Engineering
Brookville, NY

Tulane University Graduate School of Business Administration
New Orleans, LA

University of Maryland BS in Mechanical Engineering
College Park, MD

PROFESSIONAL AFFILIATIONS

Adjunct Professor in Construction Management and Engineering (Evening):

New York Institute of Technology, New York, NY: 1975
Montgomery College, Rockville, MD: 1977 - 1992
Johns Hopkins University, Rockville, MD: 1992 – 1993 (Graduate School)
George Mason University, Fairfax, VA: 2005 (Graduate School)
University of Maryland, College Park, MD: 1994 – Present (Graduate School – Civil Engineering)

Guest Speaker:

The George Washington University
The Catholic University of America

Construction Industry Advisory Board:

Northern Virginia Community College
Montgomery College

Associated Builders and Contractors

Green Advantage Certification – LEED

USGBC

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REPRESENTATIVE PROJECTS

Florence Nightingale Nursing Home	New York, NY	\$15 million	561 Beds
U. S. Post Office and Office Building Complex	New York, NY	\$69 million	33 floors
U. S. Senate Office Building – Infrastructure (AOC)	Washington, DC	\$7 million	110,000 SF
Esplanade Office Building (1990 K St.)	Washington, DC	\$16 million	269,000 SF
Russian Embassy Apartment Center Campus	Washington, DC	\$16 million	250,000 SF
Verizon Corporate HQ Building (1133 19 St.)	Washington, DC	\$12 million	200,000 SF
Hyatt Regency Hotel Complex	Arlington, VA	\$52 million	600,000 SF
World Bank Headquarters Building (1850 I St.)	Washington, DC	\$30 million	500,000 SF
World Bank Headquarters Building (600 19th St.)	Washington, DC	\$35 million	800,000 SF
Ballston Common Mall & Garage	Arlington, VA	\$40 million	578,000 SF
Six Flags Power Plant Entertainment Facility	Baltimore, MD	\$25 million	200,000 SF
Columbia Square Office Building @ Metro Center	Washington, DC	\$51 million	601,000 SF
Somerset House High Rise Condominium	Chevy Chase, MD	\$45 million	500,000 SF
Ring House Apartments and Healthcare Center	Rockville, MD	\$20 million	250,000 SF
Casey Office Building	Gaithersburg, MD	\$7 million	52,000 SF
Robinwood Medical Center Campus	Hagerstown, MD	\$16 million	75,000 SF
Medical College of Virginia Ambulatory Care Center	Richmond, VA	\$10 million	50,000 SF
University Orthopedics & Sports Center	State College, PA	\$5 million	25,000 SF
Alexandria Hospital Outpatient Clinic	Alexandria, VA	\$6 million	30,000 SF
Kaiser Medical and Lab Center	Charlotte, NC	\$10 million	50,000 SF
Kaiser Permanente Medical Center	Falls Church, VA	\$5 million	25,000 SF
Kaiser Medical Outpatient Center	Camp Springs, MD	\$5 million	25,000 SF
Punxsutawney Hospital Campus Addition	Punxsutawney, PA	\$7 million	35,000 SF
Medical Office Building	Prince Frederick, MD	\$3 million	15,000 SF
Indiana Hospital Campus MOB	Indiana, PA	\$4 million	20,000 SF
Frederick Medical Office Building	Frederick, MD	\$5 million	25,000 SF
Defense Logistics Agency HQ Building (C of E)	Ft. Belvoir, VA	\$100 million	1,000,000 SF
Glenmont Metro Station and Tunnel	Wheaton, MD	\$45 million	N/A
Southern Avenue Metro Station and Line	Temple Hills, MD	\$56 million	N/A

1111 Pennsylvania Avenue Office Building	Washington, DC	\$35 million	460,000 SF
United States Patent and Trademark Campus (GSA)	Alexandria, VA	\$500 million	2,400,000 SF
Clemyjontri Park	McLean, VA	\$5.3 million	N/A
McLean Bible Church Campus	Vienna, VA	\$24 million	120,000 SF
Arena Stage Theater and Apartment Complex	Washington, DC	\$77 million	200,000 SF
Jefferson at Inigo's Crossing Apartment Complex	North Bethesda, MD	\$80 million	450,000 SF
Georgetown Prep School Campus Athletic Center	North Bethesda, MD	\$37 million	150,000 SF
The Liberty Building (1129 20 th St.)	Washington, DC	\$25 million	178,000 SF
Navy Exchange Building	Bethesda, MD	\$50 million	350,000 SF
Naval Support Activity Bethesda	Bethesda, MD	\$500 million	N/A