

Jerrold (Jerry) Sullivan
Construction Consultant
Jackson, Tennessee
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SUMMARY OF EXPERIENCE

Consulting assignments include working with attorneys, sureties, and insurance companies in construction defects, accidents, value engineering, pre-construction estimating, detailed reports and estimating, and expert testimony.

Qualified in senior level management positions for major construction companies working on site, infrastructure, building. Experienced senior engineer for a surety company involving qualification of clients for bonding, and reviews of progress on multiple projects. Positions as chief estimator and senior superintendent for contractors and developers. Expertise includes site and infrastructure work for residential, public works, and commercial construction. Building experience includes industrial, commercial, retail, municipal, high tech buildings, hospital, and school construction. Detailed knowledge of estimating, negotiations, and daily detailed operations. Responsibilities included several concurrent large and small projects. Chief project manager in charge of design and build for commercial and residential projects. Practiced in obtaining entitlements, permits, and working with State and Federal agencies in permitting and inspections. Assignments with attorneys as consultant or expert witness on construction and safety issues.

EDUCATION, EXTENDED COURSES OF STUDY, AND LICENSES

BS – Engineering, San Jose State University

Additional Studies

- General business management
- Project management, general scheduling, resource management, computerized scheduling
- Multiple areas of engineering, retexture, geotechnical engineering, geology for development
- Computer science and application of programs to construction
- Cost accounting, all spreadsheets, special spreadsheets, computer interactive spreadsheets
- Real estate, appraisals, evaluations, project funding, CCRs and design guidelines
- Surety courses

Licenses in the State of California: General Engineering Contractor (A), General Building Contractor (B)

CA No. 649725 – A&B - presently inactive by request

EMPLOYMENT

Principal-President, JSCPM, 1993-present

JSCPM was formed in 1993 as a construction and consulting company for contractors and developers. It evolved into a consulting company providing full scope services for attorneys, sureties, and insurance companies as well as private contractors and developers. Consulted in a two-year fulltime assignment with subsidiary of Zurich NA in prevention of defaults, monthly progress reviews and takeover of defaulted projects. Experience in case work with attorneys includes investigation of construction accidents and defects, and providing expert testimony. Provide assistance in arbitration negotiations and litigation. JSCPM has provided inspection and project management of major municipal projects and hospital construction including interior work, upgrading for energy requirements, and pre-construction for expansion. Provided supervision and project management for completion of a multimillion dollar school project. Provided management and inspection services to municipalities on underground construction projects.

Vice President/Land Development and Construction, W.W. Dean and Associates, 1987-1992

Construction Manager for a project on an undeveloped section on the west side of Mt. San Bruno in South San Francisco. This project was a 790 acre planned commercial and residential development on this hillside area of South San Francisco. This project included phase two residential dwellings. Managed \$85 million dollars of required site work and retaining walls on this hillside project that included single family and multifamily attached structures for 500 residential units, a complete fire station, school play field, all required underground storm and sanitary drainage. This project also included five miles of expressway, dry utilities for all underground electrical work, and complete private street improvements. This demanding project, adjacent to San Francisco Bay, required the interaction with seven Federal agencies and involved demanding

environmental issues. This project was a large regional project and one of great environmental concern due to its location and visibility to the public.

Vice President-Design and Construction Arroyo Development Corporation, 1982-1987

Joined this land and commercial business park developer as a principal, director, and Vice President. In charge of the design and construction for all projects. Project director of work in Hawaii. Responsible for the planning and preconstruction, and assistance with acquisition of funding followed by the construction of commercial buildings including tenant improvements, and infrastructure for a 180 acre high tech business park, and two other smaller similar projects. Arroyo also involved in the task of obtaining State Land Use development permit for a 300 acre development in Maui. This was the first project that allowed fee-simple development in Hawaii.

Project Manager and Business Development, Nicholson-Wilson Corporation, 1981-1982

This company had merged with a partner, and then was purchased by with ABV Construction Company of Sweden. Contributed to business development strategy and managed construction of a hillside condominium project in San Francisco. Concurrently involved with restoration work of historic buildings at University of Santa Clara.

Project Manager and Estimator, W.W. Taylor Construction Company, 1979-1981

A company that specialized in large concrete commercial building shells and complete wood framing of large structures. Responsibilities included estimating, quantity take-off, pricing, and project management during construction. Participated in business development for this company by developing contacts with prospective clients and presenting preliminary budget estimates.

Project Manager, Nicholson-Brown Construction Company, 1973-1979

This large building contractor required a project manager to assist in project management of large projects with significant site and infrastructure work. Started estimating and managing construction of site work and all building construction... Negotiated all sub trades for final contract prices. Managed construction of chemical handling systems and underground work and wastewater treatment plant for IBM campus in San Jose, California. Other projects included larger shopping centers, banks, and major theater at University of Santa Clara. Responsible for profit and loss of all project. Appointed as senior project manager working closely with general superintendent. Constructed many architecturally sophisticated buildings for national high tech companies expanding in Silicon Valley, and two municipal 4-story jails and court buildings. .

ADDITIONAL EXPERIENCE IN ENGINEERING CONSTRUCTION, SITE, AND INFRASTRUCTURE

Numerous years of experience with three major engineering construction companies involved in subdivision. This experience was built around site preparation for commercial developments, school projects, highways, expressways, and major bridge interchanges. Companies were leading contractors in two county areas now called Silicon Valley, and similar projects in the San Francisco Bay Area. These general engineering companies were Sondgroth Brothers Construction Company, Freeman Sondgroth Construction Company and Perham Construction Company. These companies were major suppliers of quarry products and asphalt pavement throughout the Bay Area and also provided specialized construction to other general contractors. A position as estimator performing detailed take-off and pricing. Promoted to area superintendent in charge of subdivisions and public work projects, responsible for detailed management of seven or more superintendents in a position that required managing change order costs, monthly billings and final completion of projects.

AFFILIATIONS

U.S. Coast Guard Auxiliary. Has held many elected and appointed positions as an officer. Participated in all programs of the Auxiliary in working with the U.S. Coast Guard, and was appointed to National Staff positions of the Auxiliary to place emphasis on Sailing and Seamanship course material. Additional appointment to most senior level staff office in charge of public education boating courses presented nationwide. Experienced lecturer and guest speaker on sailing safety and general safe boating subjects

Member U.S. Power Squadron

U.S. Naval Institute

WEBSITE: www.jscpm.com