

ROBERT D. RYAN

8371 Edgewood Street - Chino, CA 91708 • rdrata@roadrunner.com • Mobile: 714.264.3981

CONSTRUCTION PROJECT MANAGEMENT

~ Specializing in Residential and Light Commercial ~

Summary of Qualifications

Professional, steadfast project manager with knowledge of estimating, bidding, purchasing, contract administration, due diligence, entitlements, permit processing, construction management, engineering, planning and staff development; Verifiable track record of completing multi-million dollar project objectives efficiently and cost effectively; Major strengths include the ability to institute methodical, straightforward methods for project completion, meeting critical deadlines, while striving for a high standard of quality, integrity and teamwork.

Areas of Expertise

- Team Building & Leadership
 - Consultant Management
 - Trade and Materials Management
 - Critical Path Management
 - Safety and Compliance Mgmt
 - Budget & Cash Flow Analysis
 - Estimating & Bidding
 - Contract Administration
 - Site Scheduling
 - Presentation & Business Dev.
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PROFESSIONAL EXPERIENCE

SHEA HOMES LP, INC., Inland Empire Division – Corona, CA

05/2004 ~ 10/2007

COMMUNITY DEVELOPMENT MANAGER

Project Manager for the nation's largest privately held residential developer SheaHomes with over \$3 billion in sales annually with operations in AZ, CA, CO, FL, NC & WA, Builder of the Year – 2007; Major responsibilities include: map processing, general plan and specific plan requirements, land entitlements, due diligence, budget analysis, DRE coordination, consultant management, contract administration, project design, architectural review, civil engineering, offsite infrastructure, public improvements and planning.

Key Projects and Selected Accomplishments

- Senior Manager of start up division responsible for opening the first five of six successful communities;
- Reestablished relationship and point contact for Master Planned Communities with Lewis Operating Corp;
- First in permits and starts in Master Plans – “The Preserve” and “Vellano”;
- First “Million Dollar Community” in City of Fontana, with emphasis on critical Fire Standards, Habitat Conservation and Historic Preservation;
- Received Chino's Planning Commission 2006 “Best New Residential Community”
- President of three (3) HOA's and board member of Vellano HOA;
- Increased customer satisfaction level to 94% in home buyer surveys;
- Manager of Division's top 3 luxury communities including “Vellano” Master Planned Community (Oaktree Capital), featuring an 18 hole Greg Norman Golf Course;

SHAPELL INDUSTRIES, INC., Corporate – Beverly Hills, CA

01/2001 ~ 04/2004

DIRECTOR OF OFFSITE / LANDSCAPE PURCHASING

Managed department reporting directly to Sr. VP and Chairman of the Board (Mr. Nathan Shapell) for peripheral offsite improvements, themed facades and landscape for national top rank private developer with over \$750 million in sales annually and 65,000 successful homes completed; operations in Southern and Northern California. Major responsibilities include: Liaison with supporting consulting firms, Geotech, Engineering, Architecture, Landscape and Resource Agencies – ACOE, DOFG, bidding, contract negotiations, and managing supporting staff for multiple projects.

Key Projects and Selected Accomplishments

- Promoted to Corporate Office in December 2000;
- Established competitive bid practices, saving operations of up to \$2 million;
- Opened three (3) new recreation facilities in Laguna Niguel and Porter Ranch;
- Opened five (5) new guard gated entries for master planned communities;
- Opened up twelve (12) new model sites in Laguna, Porter Ranch & Thousand Oaks;
- Multiple disciplines in landscape themes for SFD and multi-family dwellings, including Robert K. Hidey six (6) and eight (8) pack multi-family product line;

S&S CONSTRUCTION CO., Orange County Division – Newport Beach, CA

02/1997 ~ 12/2000

01/1986 ~ 01/1991

PROJECT SUPERINTENDENT

On site project superintendent for S & S Construction, operation division of Shapell Industries; Managed and directed residential communities both SFD and multi-family products in Long Beach, Rowland Heights, Yorba Linda, Laguna Niguel and San Diego. Major responsibilities include: planning, scheduling, safety, progress reporting, offsite improvements, walk-thru orientations, customer service and interfacing with local and county inspection agencies.

Key Projects and Selected Accomplishments

- Multi-family product in Long Beach and Laguna Niguel;
- Coordinated activities associated with Methane Mitigation and the installation of slab on grade vapor barrier systems with Geokinetics;
- Lead Superintendent for brand new East Lake Recreation Facility II, including fitness room and Olympic Pool with surge tank facility.

LA BRUNA INDUSTRIES, INC., – Ontario, CA

01/1991 ~ 06/1995

DIRECTOR OF PURCHASING AND RECEIVING

Coordinated purchase and receiving for national and international manufacturer of architectural millwork for commercial tenant improvement, hotels and retail store facades and displays; Account Manager for Eddie Bauer Stores, Ann Taylor, Gap, Gap Corporate Offices and Sheraton Hotels.

Key Projects and Selected Accomplishments

- Direct mill purchasing for Eddie Bauer for VG Fir acquisition saving thousands of dollars;
- Implemented tooling design for millwork components saving raw material costs;
- Created master spreadsheet purchasing templates for repeat rollout purchasing.

EDUCATION

California State University Fullerton, Fullerton, CA
 Mount San Antonio College, Walnut, CA
 Stephen Covey Leadership Centers
 American Tae Kwon Do Association

Operations Management
 Associates Degree
 Diploma Seven Habits
 Black Belt – 1st Degree