

PO Box 2735
Rogers, AR 72757

Eugene Cage

Mobile: (708) 932 - 2744
Svs2Siu@AOL.COM

Career Summary: A dedicated and ambitious construction real estate professional with wide-ranging experiences in Construction Management, Real Estate Land Use, Development, and Architecture. Collaborates closely with Architects, Engineers and Brokers, Owners, Governing Agencies, and Construction Personnel from project conception through project completion. A successful driven leader with 26, years of leadership and team management experience; a valuable asset to your organization.

EXPERIENCE

2006 - Present **Wal-Mart Department Stores Inc. – Bentonville, AR** **Project Mgr. / Owner's Representative**

Function: Management of daily multiple fast track land developments from conception to grand opening. My functions were not limited to the following: Design Professional Team selection, scheduling, project coordination and administration, construction documents analysis, estimating, procurement, quality control, design development, entitlements, permitting, scope reviews, contract negotiations, public relations, and construction observation.

- Initiated weekly inter-disciplinary conference calls with architects and civil engineers, providing beneficial cross-communication to consultants.
- Initiated design manager review and approval of real estate development agreements before final execution and instituted standardization of real estate development agreement formats.
- Ensured cost savings of 2,5mil, in contaminated waste haul off fees by spearheading effort to create a balance site, by successfully raising the building pad and parking lot by two feet.
- Prevented continuation of risky development project by researching a previously identified well-head, as a well point for a metropolis aquifer.
- Drove new company foundation design system, decreasing project schedule by six months and saving 1mil, pre-loading the building pad.
- Provided valuable perspective to real estate partners, arguing against a 1mil, acceleration payment to a developer during the winter conditions. The project was successfully accelerated during the summer months.

Projects:

- State of Iowa: 2006, - 2009
- State of Indiana: 2006 - 2008
- Chicago Metro: 2008
- States of Arkansas, Kansas, Oklahoma: 2008 - 2009

2005 - 2006 **ESD Construction Inc. – Chicago, IL** **Project Mgr. / Superintendent**

Function: Performed, managed, directed project scheduling, coordination, administration, construction documents analysis, estimations, budgets, procurement, quality control, design development, permitting, scope reviews, contract negotiations, public relations, and construction observation.

Projects:

- Malcolm X College Energy Management Renovation - 39,000sf/6 mil: Chicago, IL. 2005 - 2006.
- College of DuPage Campus Expansion Program, estimating and budget analysis: Glen Ellyn, IL. 2006
- St. Bernard Hospital Kitchen & Energy Management Renovation - 10,000sf/4 mil: Chicago, IL. 2005 – 2006.

2002 -2005 **ChrisCourt Construction Services Co. – Downers Grove, IL** **President**

Function: Performed operational functions for a new start-up business. Conducted residential and commercial property inspections and managed home repairs, tenant improvements, remodels, estimations and general contracting. Acted as consultant and provided overall construction management on commercial projects. 80% of our contractual work was self performed.

Projects:

- Owner & operator of 36, Blue Island, IL, Apartment Units, and Four, Matteson, IL, Single Family Residences.
- General Contractor of a New Single Family Residence - 5,000sf: Downers Grove, IL. 2003 – 2004.
- Program Manager of Mars Hill Baptist Church Sanctuary Addition – 15,127sf/4 mil: Chicago, IL 2002 – 2005.

- 1999 - 2002 **Alter Construction Co. - Skokie, IL** **Project Mgr. / Superintendent**
 Function: Performed, managed, directed project scheduling, coordination, administration, construction documents analysis, estimations, budgets, procurement, quality control, design development, permitting, scope reviews, contract negotiations, public relations, and construction observation.
- Projects:
- Land Rover Dealership - 9,000sf/3 mil: Naperville, IL. 2002 – 2002.
 - Bethany Medical Office Building – 23,353rsf/2.5 mil: Chicago, IL. 2001 – 2002.
 - Robert Morris College – 35,000sf/9.5 mil: Orland Park, IL. 2000 – 2002.
 - Nobel Learning Center Child Care Facility - 9,000sf/1.3 mil: Westmont, IL. 2000 - 2001.
 - LaSalle National Bank Branch - 10,000sf/3.5 mil: Chicago, IL. 2000 - 2001.
 - Land Rover Dealership - 39,000sf/4 mil: Hoffman Estates, IL. 1999 - 2000.
 - Mazak Nissho Iwai 7000, Warehouse Addition and Office Renovation - (1.5 mil): Schaumburg, IL. 1999 - 2000.
 - Audi Dealership - New Parking Lot Addition, and 10,000sf, Office Renovation – (1.75 mil): Schaumburg, IL. 1999 - 2000.
- 1994 - 1999 **UBM, Inc. - Chicago, IL** **Project Mgr. / Superintendent**
 Function: Performed, managed, directed project scheduling, coordination, administration, construction documents analysis, estimations, budgets, procurement, quality control, design development, permitting, scope reviews, contract negotiations, public relations, and construction observation.
- Projects:
- Ounce of Prevention Child Care Facility - 23,000sf: Chicago, IL. 1998 - 1999. (5.8 mil).
 - Schwab Rehabilitation Hospital Addition and New Space - 81,650sf, New Space, and 12,290sf, Renovation: Chicago, IL. 1997 - 1998. (20 mil).
 - Trinity United Church of Christ - Phase 1B - Partial Interior Build out: Chicago, IL. 1995 – 1996. (3.5 mil).
 - Historical High-rise Landmark Reliance Building Restoration - Exterior Facade & site improvements: Chicago, IL. 1994 – 1995. (7.75 mil).
 - Trinity United Church of Christ - Phase 1 - 2,500 seating capacity: Chicago, IL. 1994. (8.2 mil).
- 1993 - 1994 **Premisys Real Estate Services, Inc. - Chicago, IL** **Construction Mgr. / Owner Representative**
 Function: Established general construction procedures for a Property Management Company. I managed its capital improvements program, tenant build out, tenant improvement projects, and tenant comfort regarding HVAC. My functions were not limited to the following: Performed, managed, directed project scheduling, coordination, administration, construction documents analysis, estimations, budgets, procurement, quality control, permitting, scope reviews, contract negotiations, public relations, and construction observation.
- Projects:
- Historical High-rise Landmark Prudential Oil Building exterior facade restoration, 1993 - 1994.
 - Building electrical risers, switch gears, electrical vaults, and electrical closets, removal and replacement.
 - 300 feet high smoke stack and breech collapse, repair, & modifications.
- 1991 - 1993 **Homart Development Company - Chicago, IL** **Construction Mgr. / Owner Representative**
 Function: Co-management of a 700, acre fast track land development for the Sears Prairie Stone Business Park in Hoffman Estates, Illinois. This was a major corporate headquarters relocation project. My functions were not limited to the following: Design Professional Team selection, scheduling, project coordination and administration, construction documents analysis, estimating, procurement, quality control, design development, entitlements, permitting, scope reviews, contract negotiations, public relations, and construction observation.
- Projects:
- 59 Acre Park Center Mass Grading and Sub Grade Utilities. (6 mil).
 - Four Lane "Prairie Stone Boulevard" Mass Grading Project. (5.5 mil).
 - Northern IL University Ancillary Campus. (5 mil).
 - Office Retail Tenant Buildings One and Two. (8 mil).
 - PACE Transit Bus Center. (1 mil).
 - Sears Corporate Child Care Center. (5.5 mil).
 - Sanitary Sewer and Force Main Interceptor System. (7 mil).
 - Two Lane "Beverly Road" Project. (6 mil).
 - Fire Station. (5 mil).
 - Elevated Water Tower & Water Main System. (5 mil).

1985 - 1991 **James McHugh Construction Co. - Chicago, IL** **Assist. Superintendent / Field Engineer**

Function: Performed, managed, directed project scheduling, coordination, administration, construction documents analysis, estimations, budgets, procurement, quality control, design development, permitting, and construction observation for a major concrete contractor who self performed 20% of their contractual work. I was responsible for the daily construction activities on some national & international projects.

- Projects:
- Central Lake County Joint Action Water Agency - Lake Michigan Water Filtration Supply Project: Lake Bluff, IL. 1990 - 1991. (125 mil).
 - Cook County Jail - Pedestrian Utility Tunnels, Maximum Security: Chicago, IL. 1988 – 1990. (2.5 mil).
 - Arlington International Race Course: Arlington Heights, IL. 1987 – 1989. (200 mil).
 - United Airlines Terminal - O'Hare International Airport: Chicago, IL. 1986 – 1987. (250 mil).
 - McCormick Place Exhibition Expansion: Chicago, IL. 1985 - 1986. (250 mil).

1983 - 1985 **Peterson Associates, p.a. Architects: Raleigh, NC** **Non-Licensed Architect**

Function: I assisted with the production of the multiple design and construction documents for out to bid. My functions were not limited to the following: project coordination, administration, construction documents analysis, specification writing, structural detail generations, budgets, and change order review, design development, running prints, organizing out to bid sets, permitting, and field support.

- Projects:
- Halifax Memorial Hospital - Ancillary Addition: Roanoke Rapids, NC. (25 mil).
 - Hertz Equipment Rental - Renovation and Addition: Raleigh, NC. (1.25 mil).
 - Southern National Bank - New Branch: Columbia, NC. (1.5 mil).
 - Plymouth Savings and Loan - New Branch: Columbia, NC. (1 mil).
 - University of North Carolina, School of Medicine - Magnetic Resonance Imaging: Chapel Hill, NC. (10 mil).

EDUCATION **Southern IL University - Carbondale, IL, 1977 – 1983** **B.A. 1983, A.A.S. 1981**
 Computer skills includes: MS Excel, MS Word, Expedition Project Manager, Scheduling Programs include: MS Project, Primavera, Prolog, and Sure Track.

REFERENCES are available upon request.