

Christopher Stufano

Washington DC

202-709-7675

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My attached copy of my resume for your review and consideration. In my past positions I had to travel all over for many years for many projects. I have hands-on and management in construction, facilities operations, preventative facilities maintenance/construction background in private, government, military, educational, secure, healthcare facilities and residential. I am interested in a long-term position only not project based if possible. I am through with all the extensive traveling. I have a recently moved to the area and I am excited to find a new position. This is about a work life balance at this point and wanting to help a company with my past experience to become part of a team in one location.

If you are interested in speaking with me, please feel free to contact me at your earliest convenience at **202-709-7675** or email **CST5664@outlook.com**

Thank you,

Christopher Stufano

CHRISTOPHER STUFANO

WORK EXPERIENCE

07/17-Present- NCHS Structures - Worked on properties in Italy, Germany and had been working on them since July of 2017. Renovation and facilities work were done to structures. As manager /PM my job duties were to manage and reconstruct all the facilities upgrades to interior and ext. Trades were brought in to do the specialized work. The buildings were completed and turned over. I had finished the owners requirements and returned in April 2020. Since then I have been an owner's construction representative for former ambassador's private residence in Va. A 370-acre estate maintaining facilities and historic structures. Coordinate oversee shipments from US and other areas. Schedules, budgets, supplies, RFI's etc.

2016-7/17-Director of Facilities & CM EVS-Construction for Acadia Health- TN, NC:

(Renovation and new facilities development) Work for the CEO of the property. In charge of Renovation of 10 existing buildings, renovation of gym facilities and construction, and bid work for 2 free standing spa facilities building. In charge of guest and facilities, housekeeping, landscaping, security, 2 pools, all trades, office relocations, negotiated a \$13 million contract in the first three months. Dealt with state, county, and federal health inspectors and agencies. Once the project was online with budgets in place I returned to DC. CEO of this company left.

2015-16- NC State University-North Carolina- This project was for NC State. Worked as Director of Facilities Maintenance & EVS. Directing a large team in maintaining and getting existing buildings back into shape that was in disrepair. Daily scheduling, ordering materials, coordination with tenured staff, and working around over 18 thousand students and staff. Liaison for this position to get shops efficient.

2008-15- Working P.M. facilities lead-Historic Structures GC. Washington DC, multiple states. Duties: In charge of and worked on U.S. Government facilities, residential. In charge of projects as a working PM for this GSA contractor in Washington D.C. These projects consisted of working in government facilities for the White House Administration Offices, U.S. Secret Service Presidential Division and the Trade Office to China, Alexandria Historic Society, VA Historical Society, Ambassador's residences, and Embassies, commercial projects. Left role daughter was ill had to go to NC.

2006-07 Lead Superintendent/carpenter lead for Encore Inc. DC, MD, Va.

In charge of a 65-million-dollar historical preservation project in DC. The project consisted of an early 1800's school being retrofitted into luxury 7 million-dollar modern apartments. A five-story building in terrible disrepair structurally and deemed condemned. Major structural construction and stabilization underpinning was done before the project could be started. Brought on for this project for stabilization and the historical aspects. Wonderful project! Owners Rep.

1995-06 Architectural Design Manager//CM/ Working Super- Sigmon Construction/Pringle Dev./Citrus Hill Dev./Gerrit's International / Duro Construction. FL, DC, VA, Europe, Ca, Owners Representative.

Overseeing all projects including bidding, scheduling, ordering, field reports, and vendors. Responsible for ten complete renovations of Post Offices from Fort Lauderdale to Key West Florida. Carpentry work was a large portion of my responsibilities. This position required extensive traveling. Lead a crew of 30 supers, technicians/carpenters, and subs to do remodeling modifications of commercial and residential properties. Carpentry work in demolition, historic, framing & finish carpentry, HVAC, plumbing, and meeting with clients for design layouts and drawings were also, my duties. In charge of all budgets and sales and tracking, collections of payments. Weekly safety meetings and job site visits throughout the region. Traveling position. I also worked on an exceptionally large addition as a CM to a 9-story hospital completing all interior works and finishes. In charge of a 140,000 square foot main Post Office facility in Hallandale, Florida. Gerrit's Int. & Duro merged. Traveled Co/Fla/NY/NC/, Europe I started and created two design centers.

EDUCATION:

Atlantic Technology – Coconut Creek, FL – Architectural & Engineering Design 2 Year Degree
University of Miami Nights – Business Administration (one year) and Architectural Design (one year) CM Degree
Barcelona School of Architecture, Barcelona Spain 2 years
Institutes of Tech. – Melbourne, FL, Design Visualization A.A. Design Degree
CADD Centers of Florida – 3-D Studio Levels 1-3
Dive Master/Certified Salvage Diver/Underwater Search & Rescue 11 years
CPR & First Aid Certified, OSHA
Night class on ADA construction techniques-2-years
Historic Preservation (21 years) Schooled in Barcelona

MAJOR RESPONSIBILITIES:

Responsible for Successful Project Execution of 18 at one time (depending on size and complexity)

- Spend time teaching and evaluating onsite staff and trained new staff in all aspects
- Participate in Project Sales
- Analyze Proposals / Requirements / Specifications
- Review Customer's Specifications
- Responsible for Contract Acceptance
- Monitor and Control All Project Cost
- Responsible for a Specified Financial Return on All Assigned Projects
- Monitor and Manage All Project Progress
- Assess / Manage Risk and Pursue Opportunities
- Manage / Negotiate Scope Changes and Costs
- Plan / Establish / Maintain Schedules
- Organize / Manage / Coach the Project Team
- Coach / Mentor Less Experienced Individuals
- Ensure Project Team Cohesion
- Develop Scopes of Work for Sub Contractors
 - Initiate the Purchase of All Equipment and Material
 - Ensure all Equipment and Materials are Delivered on time
- Ensure Contracts are in Place with All Subcontractors
- Monitor / Analyze / Report Contract Performance
- Review / Coordinate Information Flow
- Ensure Customer Satisfaction and Good Relations
- Conduct Project Meetings with Customer and Suppliers

Additional Responsibilities: Depending on the agency or project.

- Full oversight and responsibility of onsite facility operations, environmental services, programs , critical systems backup, preventative maintenance, and asset management
- Coordinate office requirements for space planning, furniture, IT, and Security and other cross-functional partners
- Maintain a safe environment with proper lighting, signage, and disability access
- Regularly update emergency plans and evacuation procedures
- Oversee facility operations safety and security systems including electronic security systems, fire prevention, CPR/AED equipment, and other safety systems and procedures
- Schedules regular building maintenance, janitorial, and landscaping services
- Resolves complaints, problems, and requests from building occupants
- Ensures that occupants are provided with proper utilities
- Creates and manages building maintenance budgets
- Performs routine maintenance tasks and outsources complex tasks to third-party contractors
- Oversees contractors and inspects completed jobs
- Manages environmental services and contracts to supply grounds staff, schedules qualified contractors to maintain, repair, or improve the property
- Evaluates teammate performance and provides direction, correction, or additional training to ensure proper maintenance of the building
- Assists with emergency response and evacuations
- Maintains all required records related to building management as required by the company and regulatory agencies
- Inspects the building frequently for signs of damage or wear and ensures proper repairs are completed timely
- Other duties may be assigned

Knowledge / Skills / Abilities:

- Hands-on experience in building systems and structures, including, but not limited, to HVAC, low voltage, basic technology, fire safety, plumbing, electrical, mechanical, painting.
- Understanding of Building Codes and Safety Regulations
- Ability to comprehend blueprint details and specifications
- Knowledge of occupational hazards and safety precautions
- Thorough understanding and experience in inventory control and budgeting
- Ability to provide positive customer service and professionalism
- High capacity for performing maintenance of trade
- Ability to lead a team

COMPUTER SKILLS:

AUTOCAD, Microsoft Office Suite, Word, Excel, ACCESS, Timeline, Primavera, Windows 10 Pro, Adobe, Microsoft Project, ACT, Learning Pro Core now.

Hands-on in: Carpentry, cabinetry, plaster, facilities maintenance, and prevention drywall, electrical, plumbing, metal, historic preservation, carving, landscaping, stonework, finishes, cabinetry, flooring, drywall, spray painting, minor electrical & plumbing, preventive maintenance. Yacht's, cars, and vintage aircraft.

Charities:

Habitat for Humanity,
Cystic Fibrosis Foundation
Children Diabetic Foundation,
Horse and Dog rescues
Tiger and Lion Rescues,
Reef Restoration Foundation.
Baseball coach & instructor
Dive Instructor
Woodworking Instructor-schools
Restoration Instructor for vehicles and boats-schools

Charity Paid Position - Director of Facilities and Construction-Tiger & Lion Rescue, NC a 72-acre sanctuary nonprofit-One of the best experiences I ever had. Helping these cats, rebuilding the sanctuary, and their habitats. Sanctuary needed help, so I worked this as a second job. Transfer of cats, working in enclosures rebuilding fencing, gates, transfer crates, vet care. Upgraded all electrical, plumbing, and security. Helped these wonderful people to make it better for over 50 animals.

Sales of renovation, new construction, and historical preservation- over 32.5 million dollars in estimated sales.

Types of projects and facilities handled as a Director or Manager roles.

- || Complete apartment rehabs- live in place and empty. For agencies and private
- || Hospitality
- || Educational
- || Sports
- || Healthcare
- || Entertainment
- || Amusement Parks
- || Senior living
- || Historical
- || Government
- || Mixed-Use
- || Restaurant
- || Retail
- || Security
- || Sanctuaries, zoos, marine

GSA-level- Occupation: Historic Preservation Specialist (1001)

Series/Grade: GS-1001K-13

Rating: QUALITY CATEGORY - WELL QUALIFIED

Held a Security Clearance

I have a valid U.S. Passport

Real ID

TSA & Global Clearance Entry

E-Verified

CCWGP Carry

PARTIAL PROJECT LIST WHICH I WAS IN CHARGE OF AS A CM/PM OR LEAD

White House Administration Offices
Barney's Men's Store in NYC
Barneys Men store owner's private homes NYC/Hamptons
U.S. State Department Washington D.C.
White House Post Office
U.S. Secret Service Office Presidential Division
U.S Trade Federation to China
U.S. Department of The Interior
Bases – Domestic & OS
Old Stone House – Georgetown DC
Former CIA Headquarters DC
Huntley Plantation Project. For the State of Virginia
Historical Preservation Project Wormley School (\$62 million) Stabilization - Washington, DC 5 stories
Quizno's Sub stores (7) Fl.
Locke Gate House in VA- A historical renovation project for the Dept of Int.
HUD and Section 8 renovation for Dept of Agriculture- NC, TN.
Einstein Brother Bagel stores (12) Fl.
Coldstone Creameries (8) Fl, Md
18 Inner-city basketball courts for Nike Portland, Or.
Marble Slab Ice Cream (9) All over Fl.
(8) Residential Condominium Buildings (HUD) Melbourne, Fl. (Total Gut-Rehab) (180 units)
Stanley Hotel (Historic Preservation) Restoration Estes Park, Colorado
U.S. Post Office Main Transfer Facility Fl (120,000 sq. ft.)
U.S. Post Offices (12) – a complete renovation of facilities Ft. Lauderdale to Key West, FL
Millennium Towers Apartment renovations (15 floors) NY
Williams Island (13,000 sq. ft. home) Miami, Florida
Carolina Tiger Rescue rebuild of a 72-acre sanctuary NC
Boca West Resort and Country Club Boca Raton, 6 homes over 3 million dollars
Boca Raton Hotel and Resort Boca Raton, Florida
12 Affordable housing projects 320 units in multiple states-NC, Tn, VA, Fl
Complete restoration of 8 historical homes Charleston, South Carolina (Dated 1821-1848)
Cathedral Restoration Cartago, Costa Rica
Six Flags-3 parks- NJ, VA, TX
Discovery Channel- Caribbean
U.S. Government Facilities-The U.S.V.I Court House and Judicial Complex
Pepsi Cola Company (corporate office build-out) WPB, Fl
NCNB Banks (2 from the ground up) Ft. Lauderdale, Florida
Southeast Banks (3 from the ground up – 2 renovations) Ft. Lauderdale, Florida
Sanctuary Homes (1) 7.2 Million Dollar home Boca Raton,
Brownstone (total rehab and renovation) (7,000 sq. ft.) New York City, New York
Fire House Restaurant – restored 1928 Fire House - Miami, Florida
Epcot Center "Test Track" interior work Orlando, Florida
Kisco Senior Living Raleigh, NC
Acadia Health Medical Facility Durham, NC
Dean Witter Offices Renovation West Palm Beach, Florida
Boca Raton Community Hospital Addition/Renovation Boca Raton, Florida
Camino Real Executive Offices (7 four-story buildings) Boca Raton, Florida
Renovation Home Projects (\$50,000 to \$500,000) Raleigh, North Carolina
Service Source Rehabilitation Melbourn, Florida
Department of Agriculture Apartment fit-outs- NC, TN, GA, FL
Medical Treatment Center Durham, NC
Governor's Club Country Club- Custom Homes (up to 1.5 million dollars) Chapel Hill, North Carolina
Trump Palace Building (3 apartment gut & rehabs) New York City, New York
Three privately owned Brownstone apartments in New York City, (Upper East & West Side)
Veteran's Administration Projects Florida (3)
Med. Waiver Program Florida for Veteran's modifications (34) properties
(4) 8,000 sq. ft. + homes Chapel Hill, NC
Trade Show Exhibits (Medical ADA) Florida, NY, OR
Historic Recreation of a Post and Beam Barn Homosassa, Fl.
Restoration of a 1924 six-bedroom farmhouse Middletown, NY (5,500 sq. ft.)
Restoration/renovation of a 1935 Art Deco Home Miami Beach, Fl (4,200 sq. ft.)
Historic Preservation 5 commercial retrofit projects Charleston, South Carolina
Habitat for Humanity Charleston/D.C./NY 42 homes
Giovinazzo, Italy-Chapel
Coliseum in Verona Italy
Lincolns Cottage DC

EXCELLENT REFERENCES AVAILABLE UPON REQUEST