

WALTER STEVEN GIBSON
Senior Project Manager

EXPERIENCE:

- 30+ Years

POSITIONS:

- Owner/Client Representative
- Project Management Consultant
- Contracting Representative
- Project Director
- Sr. Project Manager
- General Superintendent
- General Contractor

2018 - 2019
Pointer Construction Group, Inc.
VA Hospital - Mental Health Domiciliary
West Palm Beach, FL
Project Manager



The project consisted of a 30,000 sq.ft. stand-alone mental health domiciliary facility. A design-build project for the VA including 60-bed accommodations with administration offices, therapy rooms, and full kitchen/dining facility.

Responsibilities:

- Buyout and management of contracts and procurement.
- Coordinated efforts of design and construction while negotiating changing facility requirements by the Client.
- Ensured high standards of design and construction quality resulting in a satisfied customer.

2014 – 2017
Salient Federal Solutions
Guantanamo Bay NAS, Cuba
NAVFAC Engineering Tech Consultant



Provided review and consultancy on \$40M newly designed projects for Navy Department of Public Works. Provided oversight and recommendations to ensure adherence to requirements. Team member in the Facilities Engineering and Architectural Department.

Responsibilities:

- Reviewed contract documents for accurate description of requirements.
- Monitored prime contractor activities for compliance to contracts and related codes.
- Provided recommendations for project designs, submittal reviews, and payments.

2011 – 2013
KS International, LLC
US Embassy Baghdad, Iraq
Project Manager



The project consisted of rehabilitation of classified interior spaces, exterior utility support building, and

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related infrastructure. Included were installations of chiller plant and piping, electrical power plant, and communications network

Responsibilities:

- Project Manager for accelerated DOS project at the US Embassy in Baghdad, Iraq.
- Managed on site staff, local Iraqi and US sub-contractors, local procurement, and logistics.
- Developed and maintained a professional level of service with the Client. This was KSI's first Prime Contract with OBO.
- Coordinated construction activities, monitored and maintained project schedule, and assured that Safety remained primary focus during all project activities.

KS International, LLC - Sallyport Global US Airbase, Bagram, Afghanistan Construction Management Consultant



Value of Projects - \$200M+

Projects included were support buildings, infrastructure utilities, and industrial applications; all were in an austere environment

Responsibilities:

- Providing Construction Management Services to the Bagram Regional Contracting Center, Bagram Air Field, Afghanistan. Duties are to assist, advise, and instruct US Government-appointed contracting officer representatives (COR) and quality assurance representatives (QAR). Also, assisting and advising the Contraction Officer on tasks relating to pre-construction, construction, and post-construction aspects of project management.
- Provided services as a Contract Analyst and providing advice on contractual statements of

work, project progress, and submittals. Providing recommendations for problem resolution and for handling of disputed issues.

- HR Lead/Supervisor in Afghanistan for Sallyport employees working under the Construction Management Services (CMS) contract.
- Requested by Sallyport to transfer to sister company, KS International LLC, for Baghdad Embassy project.

**2007 – 2009
VIAP, Inc. ME LLC
Al Bateen Park Development, Abu Dhabi, UAE
Sr. Project Manager**



Value of project - \$300M

Al Bateen was a mixed-use development including residential project with luxury villa, townhomes, and multi-story apartment buildings. A complete infrastructure package with UG chilled waterlines, communication network, and electrical power plant were included.

Responsibilities:

- Managed the design teams, cost consultants, and other contracted consultants to achieve a product desired by the Client.
- Managed the solicitations and awards for procurement for the Owner as the Project Management Consultant. Hired, managed, and mentored a staff of fifteen engineers and QA/QC Representatives.
- Also, served as a Sr. Program Manager for the Middle East Group of VIAP, Inc. assigned to the development and management of Middle Eastern projects; based in the U.A.E.

2007
Turner Construction International, LLC
Crescent Bay Development Project
Karachi, Pakistan
Project Manager



Value of the Project - \$3B

The Crescent Bay Project located on reclaimed beachfront, 41 - 17 to 27-story apartment towers.

Responsibilities:

- Collaborated with design team and client (Emaar) and other consultants for building design and overall development. Managed and mentored a project staff of fourteen LN employees.
- Managed construction of Emaar Sales Center at project site, value at \$1.8M.
- Reviewed design drawings and documents for constructability and code compliance.
- Met with governing authorities, Defense Housing Authority, regarding master planning and project requirements/approval.
- Development and planning of a dedicated desalination and electrical power plants were included.

2006
Wink Companies, LLC
Hamidou Development Project
Algiers, Algeria
Project Manager



▪ Value of Projects - \$120M+.

Responsibilities:

- Project Manager for multiple projects in Algiers, Algeria.
- Developed schedules for design and construction activities.
- Collaborated with Owners, Architect, and Engineers on project design, costs, and logistics.
- Provided leadership and support for local Wink Company logistical staff, financial consultants and legal counselors.
- Researched local real estate market to determine current and projected costs for rental and sale properties.
- Organized and hired staff for International Trade Fair Show exhibit and booth. Discussions held at the event with the Minister of Finance, Minister of Participation and Promotion of Investment, and other Algerian authorities. Attended dinner receptions and other events at the US Ambassador's residence.
- Researched local construction material availability, shipping agents, and customs/port procedures.
- Developed logistics and security program for expats.

2005 – 2006
Caddell Construction Company
US Embassy Algiers, Algeria
Project Manager



Value of Project - \$65M

Responsibilities:

- Project Director for US Embassy project built on an existing and operating US Embassy compound.
- Directly responsible for all activities relating to design, construction, and logistics.
- Collaborated with US Government Project Director (OBO), Ambassador, DCM, and other staff representing the Government.
- Managed and mentored Joint Venture partner and primary contractor (Enka). Contractor provided TCN and LN labor and resources for most of construction activities.
- Managed project logistics and security in collaboration with the Caddell Security Manager, the Embassy RSO, and the SSM with the US Government.
- Hired and help train a staff of 22+ local and foreign employees. Maintained a safe and harmonious working environment for foreign workers from up to eight countries and with up to four different languages being used.
- Developed and maintained working relationships with local authorities, vendors, and other entities including: The Algiers Port Director, Directors at the Ministry of Foreign Affairs, and Algiers Building Department officials.
- Managed local procurement and trade/vendor contracts.
- Developed and maintained project schedules for design, construction, and shipping activities.

2004 – 2005
Gilbane Building Company
Georgia Southern University, Eagle Village Dorms,
Statesboro, GA, USA
General Superintendent



Value of Project - \$ 28M

Responsibilities:

- Responsible for managing sub-contractors and vendors used in the construction of new dormitories for Georgia Southern University in Statesboro, Georgia.
- Developed and implemented Project master schedule for this “fast track” constructed facility of 800,000 sq. ft. with 800 beds and up-scale amenities.
- Provided leadership and support for field superintendents and support team staff.
- Implemented and monitored the adherence to the Quality Control, Safety, and Environmental Programs and Plans.
- Reviewed construction documents for constructability and adherence to the desires of the Owner.
- Established effective relationships with local building authorities, construction trade companies, and representatives of the Owner.
- Responsible for meeting with the Architect, Engineer and other design team members to discuss progress, design issues, and to provide recommendations.
- Insured a harmonious working environment for all activities relating to this project.

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1998 - 2004
Skanska USA Building Company
Superintendent

Projects included:



- \$25M luxury dormitories at Florida State University in Tallahassee, FL. Constructing project on an operating campus without disruption to students or faculty
- \$8M refurbishing project for Lyman High School, Longwood, FL
- \$11M, micro-science laboratory, radiation center, and classroom building for the University of Central Florida. (Project received the "ABC Excellence in Construction Award")
- \$10M, technology classroom and laboratory building for the University of Central Florida. Project was designed with a "state of the art communications and data system".

Responsibilities:

- Responsible for all activities required for the construction of projects located within the Southeast U.S. Division.
- Developed and implemented Programs, activity schedules, Quality Control Plans, and Safety and Health Programs.
- Coordinated with the design team on design documents and constructability.
- Established and maintained good relationships with the Owner, trade contractors, and local authorities.
- Monitored and adhered to project costs projections with certain projects completed under budget.
- Provided leadership and support to Core Members, subordinates, and support staff/team members.

- Developed and maintained adherence of Project Logistical Plans.
- (Project received the ABC Excellence in Construction Award)

Other positions at **Skanska** included:

- **Interim Safety Director:** with responsibility of safety assurance for \$300M in Florida based projects. Inspected projects for adherence to the Project Safety Programs including luxury high-rise buildings, environmental mitigating pumping stations, university and school projects, and new hospitals.
- **Marketing Department Associate:** with responsibilities to assist in winning new projects including: Federal Courthouse in Washington DC, High Speed Train rail and stations, and educational facilities throughout Florida. Assisted in developing presentations for new projects including media, constructability reports, and proposed activity schedules.
- **Presenter/Mentor:** gave presentations at company meetings on "Managing Projects" and on "Scheduling Projects".

1997 – 1998
Universal City Studios
Orlando, FL USA
Construction Manager/General Superintendent



Value of Project - \$1B+

Responsibilities:

- Managed construction on the new "Islands of Adventure" theme park in Orlando, Florida.
- Represented the Owner in managing design and construction activities of "Jurassic Park" and "Superheroes Islands".

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- Managed and monitored construction by contractors of attractions including: roller coasters, indoor “dark rides”, restaurants, and facilities.
- Managed design and installations of infrastructure utilities including chilled water plant, UG piping systems, electrical power source, and communication network.
- Arranged meetings with the A/E and other design consultants to discuss schedule, design constructability, and other “opportunities”.
- Monitored installation and conformance of heavily themed hardscapes and facades.
- Reviewed and provided comments on RFIs and RFPs to the A/E and the Owner.
- Provided leadership and support to field and office support team.
- Held meetings with General Contractor and Architect/Engineer to resolve design issues.

1995 – 1997

Walt Disney World – Disney Imagineering Disney’s Animal Kingdom, Orlando, FL USA General Superintendent



Value of Project - \$1.4B

Managed construction of Dinoland area of Animal Kingdom theme park, which included extensive landscape/hardscape, theaters, rides, restaurants, and other facilities. Extensive state-of-the-art infrastructure utility system installed to service all facilities.

Responsibilities:

- Responsible for managing and monitoring contractors’ activities of Dinoland at the Disney World new Animal Kingdom, Florida.
- Coordinated with Architect and Engineer Teams on design and construction issues and opportunities.

- Reviewed RFIs and RFPs for construction related areas and discussed with A/E prior to submitting.
- Monitored adherence by the Contractors to the Project Quality Control Plan and Safety Programs.
- Coordinated construction activities and monitored Contractor’s adherence to the construction documents.
- Monitored schedule activities for compliance to the Master Schedule.

1994 – 1995

Huber Design and Construction, Inc. Orlando, FL USA Project Manager/Superintendent



Value of project was \$135M

Twenty-four story building with two 5-story buildings, Central Energy Plant, parking garage, Hardcape/landscape, and infrastructure utility systems. The CEP included an integral chilled water system, electrical station, and communication wiring/systems; a pre-cast concrete parking garage for 750 vehicles.

Responsibilities:

Responsible for managing/monitoring Contractors and building activities of the new Orange County Courthouse, Orlando, Florida.

- Collaborated with Architect, Engineer, and Owner to assure that project met the needs of the end user. Recommended constructability and design solutions as needed.
- Coordinated trade contractors’ activities and monitored adherence to the Project Schedule.
- Developed logistics plan/reports for all site activities; project was located in a busy downtown setting.

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- Reviewed and made advised on RFIs and RFPs prior to submitting to the Architect or Owner.
- Reviewed trade contracts for compliance with the contract documents.
- Provided reports on activities, compliance, and status of construction progress.
- Developed a Quality Assurance Program and monitored key quality concerns in the field.

1992 – 1994

Keene Construction Company
Publix Supermarket Shopping Centers
Orlando, FL USA
Superintendent



Projects Included:

\$5 M, Chickasaw Trail Shopping Center w/ Publix anchor, Orlando, Florida

\$5 M, Sandy Ridge Crossing w/Publix anchor, Mount Dora, Florida

Responsibilities:

- Responsible for all project activities required for constructing retail centers that included popular anchor tenants (Publix supermarkets).
- Responsible for adherence to QC/QA Programs, Safety Programs, and other site specific plans.
- Developed and maintain good working relationship with the owner and end user client, Publix Supermarkets.
- Supervised installation of building components and provided smooth transition for Owner installed items.
- Monitored compliance to Project Budget and reviewed RFPs and RFIs prior to submitting.

1990 – 1992

Huber Design and Construction, Inc.
Florida, USA
Project Manager/Superintendent



Other projects with **Huber** included:

\$5M, Wekiva Plaza Center (retail center) w/Publix anchor, Apopka, Florida

\$5M, Crown Centre Plaza (retail center) w/Publix anchor, Orange City, Florida

Responsibilities:

- Responsible for all project activities required to construct retail centers that included a popular anchor tenant (Publix Supermarkets).
- Held positions as both the Project Manager and Superintendent.
- Responsible to monitor activities for adherence to QC/QA Programs, Safety Programs, and other site specific plans.
- Developed and maintained a good working relationship with the end user and client, Publix Supermarkets.
- Supervised installation of building components and provided smooth transition for Owner installed items.
- Accepted and reviewed contractor bids for compliance to contract documents. Wrote and executed contracts for trade activities.

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1986 – 1990
The Douglas Company
Florida, USA
Superintendent



Projects with **Douglas Company** included:

\$4M, Ramblewood Square w/Publix Supermarket anchor, Coral Springs, Florida
\$4M, Okeechobee Center w/Publix Supermarket anchor, Okeechobee, Florida
\$5M, Shoppes of Lake Village w/Publix Supermarket anchor, Leesburg, Florida
\$4M, Pearl Britain Plaza w/Publix Supermarket anchor, Ocala, Florida
\$3M, K-Mart store, Coral Springs, Florida
\$2M, Kash N' Karry Supermarket, Eustis, Florida
\$3M, Polynesian Isles Resort, Kissimmee, Florida. Themed timeshare, fountains, swimming pools, and gardens.
\$7M, Vista Center Shopping Center, Lake Buena Vista, Florida, Included themed restaurants and shops

Responsibilities:

- Responsible for managing construction activities as required to complete projects on time and within budget.
- Responsible for adherence to QC/QA Programs, Safety Programs, and other site specific plans.
- Developed and maintain a good working relationship with the end user client, Publix Supermarkets.
- Supervised installation of building components and provided smooth transition for Owner installed items.
- Monitored compliance to Project Budget and reviewed RFPs and RFIs prior to submitting.
- Recognized for fastest completion and "turn over" of a store to the Client.

1978 – 1984
Steve Gibson, Inc.
Atlanta, GA USA
General Contractor

- Self employed general contractor, Atlanta, Georgia; Orlando, Florida.
- Light commercial to custom residential projects.
- Responsible for all aspects of running a construction business.
- Projects with **SG, Inc.** Included:
- Refurbishment of 32 *Victorian Station* Restaurants, from Boston, Massachusetts to Los Angeles, California.
- Refurbishment of multiple light commercial projects up to \$1M in value.
- Painting of commercial and residential projects; awarded projects by invitation only.

1975 – 1978
Temples Painting Company
Atlanta, GA USA
Project Manager

Projects with the **Temples Company** included:

- Custom homes
- Retail centers
- Industrial facilities

Responsibilities:

- Supervised painting crews and monitored work for compliance to contract documents.
- Established and maintained good business relationships with clients.

BACKGROUND

- Druid Hills School
- Additional three years Architectural and Mechanical Drafting
- OSHA and HSE Training
- Primavera P3 and SureTrak training
- 30+ Years of Experience

AFFILIATIONS

- American Concrete Institute – Member/Chapter President
- Association Building Contractors- Member
- Association of General Contractors – Member
- People to People Ambassador Programs – ACI Delegate to Cuba 2001



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- Cross-Cultural Solutions – Delegate to Cuba
2002, 2003

CONTACT INFO

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