

# Jim R. Henson

932 Pleasant Hill Rd, Redwood City, CA 94061 Telephone: 650.642.4549 Email: Jimrhenson@aol.com

---

## Summary of Qualifications

- Multi-Family For Sale and Rent
- Single Family High Volume and Custom
- Design/Build
- Overview of Offsite Implementation and Final City Acceptance
- Personnel Hiring and Supervision
- Customer Communications and Conflict Resolution
- Permit Procedures and Procurement
- Job and Personnel Scheduling
- Subcontractor Bid Review and Contract Awards
- Project Estimating including Conceptual
- Business Plan Projections
- Safety Enforcement
- Microsoft Project, Excel, Word and Outlook

## Experience

### **Pacific West Builders; California Division, CA 1/06 – Present**

**Construction Manager** – Oversee the California office as well as all the bidding, Scheduling and Management of various construction projects throughout California. The California office has special emphasis on Modular Multi-Family Construction. Position includes up to six projects per year

### **The Castle Group; San Mateo, CA 12/99 – 1/2006**

**Vice President of Construction** – Responsible for the day to day construction operations of \$350,000,000 multi-family for-sale and Rent product in Mountain View, San Jose and Emeryville. Other responsibilities include management of construction teams, working with development on project pro formas, marketing, sales and design team. Also responsible for all construction budgets, overview of schedules, buy-outs, qualifying subcontractors, and contracts.

### **W. L. Butler, Inc.; Redwood City, California 2/98 – 11/99**

**Vice President of Construction** – Responsibilities included initial project pro forma, client contract negotiations, bid package estimating, qualifying subcontractors, writing scopes of work and awarding contracts for five projects simultaneously. Responsibilities also included the partnering of clients and consultants in the design/build and value engineering phase, procurement of permits, fees and bonds, day to day management of on-site project team and subcontractors in regards to field safety, on-time completion and document control. Projects included four-story wood frame buildings totaling 236 apartment units at Stanford University, 95-unit three-story apartment complex over post-tension parking structures, 35 luxury condominiums over post-tension parking structure in Palo Alto, 12 English Tudor and Victorian custom homes, 48-unit, three-story apartment complex over post-tension parking structures, 28,000 sq. ft. T. I. and a 40,000 sq. ft. Commercial T. I. from warehouse to office.

### **Shea Homes; San Jose, California 1/95 – 2/98**

**Director of Construction** – Managed the Northern California Division consisting of 18 single and four multi-family communities. Worked with the purchasing manager negotiating all subcontractors including analysis of bids to ensure that sub quote was complete. Worked in conjunction with land acquisition, sales, design and consultants from conceptual to completion. Reviewed all plans and specifications to achieve the most cost-effective project as possible. Provided scheduling and coordination for maximum customer satisfaction and profitability and the daily monitoring of jobsite progression with project team to ensure on-time completion and budget exact. Involved with the executive committee responsible for business plans, financial review, staffing and overall company strategic steering.

### **Draeger Construction; Campbell, California 1/93 – 1/95**

**Project Manager** – Supervised construction on numerous single and multi-family projects and interacted with applicable city and state inspectors and consultants in regards to seismic retrofitting and insurance claim. Oversaw subcontractors, ensuring top-quality construction. Served as liaison between homeowners and subcontractors, resolving any construction conflicts. Weekly peer review of all schedules for projects ensuring maximum results. Projects included seismic retrofit on 300-unit condo project in Sunnyvale and numerous fire and seismic retrofitting insurance repair claims on single-family and two-story duplex dwellings.