



Santos D. Gonzalez

Construction Project Manager

I'm a responsible, performance-driven individual with an excellent work ethic and skills demonstrated by years of experience in both residential and commercial construction. I hold a Masters of Science in Construction Management and a Bachelor of Science in Construction Engineering Technology, providing me with a comprehensive understanding of both the technical and managerial aspects of construction projects in diverse settings. Throughout my career, I have held various roles, starting as a contractor, then progressing to a Construction Manager, and eventually becoming a construction business owner. These experiences have enabled me to become accomplished, experienced, and responsible in managing all aspects of residential and commercial construction projects, from inception to completion. As a Construction Project Manager, I have successfully overseen multiple projects, utilizing my advanced understanding of client needs and diligent attention to detail. Efficient project management and cohesive teamwork are fundamental to my strategy, ensuring smooth and successful project completion across various sectors, encompassing both residential and commercial projects. My passion for delivering successful projects, combined with my academic background in construction management and construction engineering technology, has equipped me with the expertise and skills to excel in the construction industry.

Experience

October 2023 - Present

First OnSite | Houston Tx

Construction Project Manager: Travel Nationwide (Contract)

- Managed the construction of Projects: \$1M+ ground-up construction projects, ensuring adherence to budget and timelines.
- Managed all aspects of project planning, scheduling, and execution for ground-up construction projects, ensuring adherence to budget and timeline constraints.
- Traveled to project sites as necessary to oversee construction activities, conduct site inspections, and address project-related matters.
- Coordinated with architects, engineers, subcontractors, and suppliers to facilitate smooth project progression and timely delivery.
- Developed a department that focused on new construction from the ground up, including establishing processes, hiring staff, and implementing training programs.
- Oversaw site preparation, foundation construction, structural framing, interior finishes, and landscaping to ensure high-quality workmanship and compliance with building codes.
- Conducted regular site inspections to monitor progress, identify potential issues, and implement corrective actions as needed.
- Utilized project management software to track project milestones, manage documentation, and streamline communication among project stakeholders.
- Developed and maintained strong relationships with clients, subcontractors, and regulatory agencies to facilitate effective communication and project coordination.
- Lead the planning and execution of residential and commercial land development projects.
- Coordinated with architects, engineers, and environmental consultants to develop site plans that meet regulatory requirements and client specifications.
- Secured necessary zoning changes and permits, facilitating timely project progress.
- Conducted environmental impact assessments, mitigating risks and ensuring compliance with environmental laws.
- Implemented best practices for safety, quality control, and risk management to ensure a safe working environment and successful project outcomes.
- Provided leadership and mentorship to project team members, fostering a collaborative and productive work culture.
- Prepared comprehensive project Daily Field Reports, including progress updates, financial summaries, and risk assessments, for presentation to senior management and clients.
- Conducted thorough assessments of damaged properties to determine the extent of restoration required.
- Implemented effective strategies for construction restoration in impacted areas.
- Collaborated closely with clients, insurance adjusters, and other stakeholders to ensure clear communication and customer satisfaction throughout the restoration process.

Contact

Phone

832-638-0655

Email

Santosdgonzalez@hotmail.com

Linkedin

www.linkedin.com/in/zalezsd

Address

Kingwood Tx

Education

2022

MS in Construction Management

Texas State University

Honors

3.67 GPA

2021

BS Construction Engineering Technology

The University of Southern Mississippi

Honors

Dean's List- 2019, 2020, 2021

3.65 GPA

2015

Associate of Science

Houston Community College

Dean's List 2014-2015

3.67 GPA

2014

Associate of Arts

Houston Community College

Dean's List 2013-2014

3.67 GPA

Certifications

Project Management Institute

Expected: July 2024

Project Management Professional (PMP)

Columbia University

August 2023

Total : 6 Certifications

- Specialization in Construction Management
 - The Construction Industry: The Way Forward
 - Construction Scheduling
 - Construction Finance
 - Construction Cost Estimating and Control
 - Construction Project Management

Certifications (cont'd)

Google and Coursera

May 15, 2023

Total: 7 Certifications

- Google Specialization in Project Management

- Project Execution: Running the Project
- Foundations of Project Management
- Project Planning: Putting It All Together
- Capstone: Applying Project Management in the Real World
- Agile Project Management
- Project Initiation: Starting a Successful Project

Procore Technologies

September, 2023

Total: 2 Certifications

-Procore Technologies Project Management

- Project Manager: Preconstruction Contractor
- Project Manager: Quality & Safety

Languages

English

Spanish

Project Management

Project Planning and Execution

Budget Management

Risk Assessment and Mitigation

Contract Negotiation

Quality Control

Problem Solving

Interpret Architectural Blueprints

Software Skills

AutoCAD

Revit

Bluebeam Revu

MS Project

Microsoft Office 365

BuildPro Hyphen

Buildertrend

Projects

The Offices At Pinewood: Katy Tx

The Storage Mall: Townsend DE

Harpers Preserve : The Woodlands Tx

Venetian Pines : Conroe Tx

Cypress Oaks North : Cypress Tx

Glendale Lakes: Rosharon Tx

April 2022 - October 2023

Brizo Construction | Houston Tx

Construction Manager : Government Program-Based

- Disaster Recovery Projects: Government Funded
- Managed and oversaw construction projects funded by government programs, ensuring compliance with all regulations and standards.
- Developed and implemented project plans, schedules, and budgets for various government-funded construction projects.
- Coordinated with government agencies, contractors, and stakeholders to align project objectives and deliverables.
- Supervised on-site construction activities to ensure quality, safety, and adherence to project timelines.
- Prepared and submitted detailed progress reports and documentation to government agencies and company management.
- Restoring, redeveloping, and revitalizing communities impacted by a disaster.
- Assisting the community in the home recovery and rehabilitation process through multiple assistance programs and partnerships.
- Natural and emergency disaster recovery, infrastructure, and community projects.
- Construction of reinforced concrete homes
- Construction of metal track and studs homes
- Managed the structural framing of the construction of planes and walls using steel components

July 2020- April 2022

Empire Communities | Houston Tx

Construction Manager

- Production construction of new homes
- Planning, scheduling, implementation & coordination of quality-built homes from development through final construction on a timely & economical basis.
- Involvement in managerial oversight of homes.
- Selection, coordination, oversight & management of people, materials, budgets, schedules & contracts.
- Direct & monitor the progress of a variety of projects.
- Understand contracts, plans, construction methods & regulations.
- Oversee the scheduling, delivery & use of materials, the quality of construction, worker productivity & compliance with building/safety codes.
- Maintain safe, clean and compliant job sites.
- Track & control construction costs against the budget in order to avoid cost overruns.
- Prepare daily, monthly & quarterly reports.
- Locate, negotiate pricing, obtain insurance info and scope of work for various labor needs.
- Schedule and manage subcontractors and sub-contractor relationships in order to build homes on schedule and close on time.
- Conduct Home Buyer Meetings with Customers and walk throughs prior to closing.
- Conduct warranty service calls for homeowners.

January 2018-July 2020

Saratoga Homes | Houston Tx

Construction Manager

- Construction of new home developments
- Provide oversight and direction to assigned Field Technician staff.
- Train and supervise personnel on construction quality standards.
- Review Foundation, Slab, and Structural Lists.
- Review Pre-walk Inspection List and Duty Roster.
- Coordinate on-site inspection of Foreman's job sites.
- Conduct weekly home walks to ensure timely construction flow.
- Review 50% of homes before field orientation to meet quality standards.
- Inspect all work for schedule compliance and quality standards.
- Check materials received for quality and quantity.
- Relay customer communications to the Marketing Manager promptly.
- Consult with supervisors on customer relations and personnel matters.
- Schedule and supervise subcontractors in all construction phases.
- Reiterate quality and schedule requirements to subcontractors.
- Approve office purchase orders for timely subcontractor payment.
- Provide timely time sheets for field personnel to Controller.

September 2014- January 2018

ODARC | Houston Tx

Construction Project Manager : Contract Assignments

- Meet with architects and coordinate drafting and engineering resources to provide documents for complete, style-specific, planned custom build homes, renovations, and additions.
- Manage construction of new custom homes, renovations, and additions
- Negotiate contracts with subcontractors for all phases of Home Construction
- Read and understand basic blueprints
- Help design, build, and finish all projects to the clients' needs and satisfaction of the highest standard
- Monitor safety of all construction activities making on-site personnel safety the top priority.
- Performed construction site pre-inspections and coordinated post-construction audits
- Established and managed teams to produce projects on time and on budget.
- Research in market movement in Real Estate and acquisition of land lots
- Communicate with material vendors and estimate, order and schedule materials delivery required for new home constructions.
- Work with the Construction Manager, Area Construction Manager, and Superintendent during the construction phase of the project

January 2005 - September 2014

Decks-Etc..Contracting | Houston Tx

Owner

- Completed 28 Decks at Timber Creek Apartments
- Build Decks, Pergolas, Fences, Patios, and other outdoor living structures
- Meet with clients to determine project details, select materials, and determine budgetary guidelines
- Drafting & Designing plans for HOA's and clients
- Negotiate Contracts with Subcontractors; calculate and verify payroll amounts for subcontractors
- Estimate material costs for all projects
- Submit formal estimates on projects to potential clients
- Reviewed and prepared contracts, permits, drafts, cost estimates, and insurance
- Maintain Websites and SEO services for the business
- Perform business duties using Microsoft tools
- Pick up and Schedule material deliveries for all projects
- Supervise all projects from start to finish
- Execution of project plans by providing proper tools and equipment to all construction personnel.
- Inspected all final phases of construction for client satisfaction and approval

November 2001- January 2005

Juarez Construction | Long Island NY

Construction Crew Leader

- Organized and managed work crews as needed for daily assignments, coordinated their activities and ensured work crews understood and carried out tasks for each workday.
- Met with builders and supervisors for walk-throughs of finished projects to assure the completion of new homes.
- Received floor plan layouts and all materials needed for construction projects.
- Assisted in labor with the framing of homes for major builders in planned communities.
- Participated in erecting walls, laying sub-floor, installing ceiling joists, rafters, cutting wood using a skill saw, and fastening with nail guns.
- Manually framed homes according to plans from start to finish, ensuring structural integrity and accuracy.
- Possess extensive experience in labor-intensive tasks throughout various stages of construction, including pouring concrete foundations.
- Proficient in roofing installation, siding installation, and installing windows and doors.
- Skilled in interior finishing work such as drywall installation, painting, and trim work, as well as exterior finishing work including siding, trim, soffit, and fascia installation.
- Inspected finished work to ensure quality and adherence to specifications.