

CURRICULUM VITAE

CHRISTOPHER GRUNDY, LEED AP

Grundy Construction Management & Consulting LLC

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CAREER SUMMARY

Construction management professional with over 40 years of experience across the United States, Canada, and South Africa, including senior roles with general contractors and nearly a decade of Owner's Representative and advisory work. Project portfolio includes cultural, federal, educational, residential, and infrastructure developments valued up to \$800 million.

Experienced in AIA contract frameworks (A102, A133, A201), GMP and CM/GC delivery models, federal procurement under FARs and U.S. Army Corps of Engineers (USACE) protocols, and international contract forms including FIDIC. Technical expertise includes capital project budgeting, design coordination, change order review, pay application and contingency tracking, and project close-out processes.

Project experience includes energy-efficient and high-performance facilities incorporating LEED certification, geothermal systems, photovoltaic arrays, and Zero Energy design goals.

Advisory and dispute support experience includes analysis of construction delays, contract interpretation, and coordination of documentation for legal counsel. Notable experience includes successful preparation of a Government Accountability Office (GAO) protest leading to re-award of a major federal contract.

EXPERTISE

Project & Delivery Management

- Owner's Representative services (public, private, and nonprofit)
- CM/GC, stipulated sum, design-bid-build, and design-build delivery methods
- Capital project budgeting and financial oversight
- GMP negotiation and open-book cost tracking
- Construction estimating and proposal preparation
- Scheduling and critical path analysis

Cost Control & Documentation

- Project change management
- Pay application review and contingency log reconciliation
- Construction documentation analysis (RFIs, PCOs, submittals)
- Contract closeout procedures and warranty coordination

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Contracts & Procurement

- AIA & ConsensusDocs contract forms
- International contract forms (FIDIC, NEC)
- Federal procurement & contract management under FAR and USACE procedures
- Preparation and coordination of GAO bid protests

Technical & Sustainability Oversight

- Construction delay, disruption, and schedule impact assessment
- Energy-efficient and Zero Energy project implementation
- LEED-certified building construction and commissioning oversight

Legal Support & Stakeholder Engagement

- Support for litigation, arbitration, and claims review
- Public-sector and nonprofit stakeholder communication

EMPLOYMENT

OWNER'S REPRESENTATIVE | Grundy Construction Management & Consulting | Colorado Springs, CO & Fort Myers, FL
Feb 2018 – present

Aurora Highlands Fire Station, Aurora Highlands, CO

Client: Aerotropolis Area Community Metropolitan District

Project Value: \$5M

Serving as Owner's Representative for the adaptive reuse and conversion of an existing CDOT facility into a new Aurora Fire Rescue Station, including project planning, procurement strategy, CM/GC delivery support, budgeting, scheduling, and coordination with the District and City of Aurora.

USAF Visitor Center Gallery 6 Buildout, US Air Force Academy, CO

Client: USAF Academy Association & Foundation

Project Value: \$4M

Provided consulting services on procurement and delivery strategy, including preparation and administration of separate design-build RFPs for the Gallery 6 build-out and immersive AV/media systems, bid evaluation, and preparation of recommendation reports..

Valley View Operating Room Expansion, Glenwood Springs, CO

Client: Valley View Hospital

Project Value: \$6M

Provided consulting services on contract agreements and operational procedures for the design and construction of an operating room addition within an active hospital setting.

The Beach Club Aquatic Center, Aurora Highlands, CO

Client: Aerotropolis Area Community Metropolitan District

Project Value: \$18M

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Representing the Owner during the construction of a new aquatic center and community park facility, including indoor and outdoor pools.

Bradley Heights Channel Reconstruction, Colorado Springs, CO

Client: Bradley Heights Metropolitan District

Project Value: \$7M

Serving as Owner's Representative for reconstruction of a natural creek channel to address stormwater management and erosion issues.

CSDB Minor Site Improvements, Colorado Springs, CO

Client: Colorado School for the Deaf & the Blind

Project Value: \$2.7M

Oversaw construction activities for site accessibility and landscaping upgrades within an active educational campus.

Wecker Hall Administration Building, US Air Force Academy, CO

Client: USAF Academy Foundation

Project Value: \$18M

Represented the Owner during final design, GMP negotiation, construction administration, and close-out for a Zero Energy administrative building located within an operational military campus.

City Auditorium Renovation, Colorado Springs, CO

Client: Colorado Springs Community Cultural Collective

Project Value: \$85M

Oversaw design phase and contractor selection process for a comprehensive renovation of a historic civic auditorium. Project suspended during funding phase.

Bradley Heights Water Main Extension, Colorado Springs, CO

Client: Bradley Heights Metropolitan District

Project Value: \$6M

Managed construction of 24" and 16" water mains to serve new residential and commercial development areas.

USAF Academy Hosmer Visitor Center, US Air Force Academy, CO

Client: Blue & Silver Development Partners / TrueNorth Commons Business Improvement District

Project Value: \$32M

Served as Owner's Representative during core and shell construction of the new USAFA visitor center within an active military campus.

USAF Academy TrueNorth Commons Infrastructure, US Air Force Academy, CO

Client: Blue & Silver Development Partners / TrueNorth Commons Business Improvement District

Project Value: \$14M

Provided Owner's Representation for installation of roadways, utilities, and storm infrastructure serving a public-private development on U.S. Air Force Academy land.

Bradley Heights Infrastructure, Colorado Springs, CO

Client: Bradley Heights Metropolitan District

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Project Value: \$24M

Oversaw construction of roadways, storm drainage, sanitary sewer, and water distribution systems for a new urban subdivision.

City Gate Apartments, Colorado Springs, CO

Client: Weidner Apartment Homes

Project Value: \$113M

Represented the Owner during construction of a 408-unit, 720,000 SF, mixed-use apartment and retail building.

The Offices at Victory Ridge, Colorado Springs, CO

Client: National Healthcare Realty

Project Value: \$14M

Managed completion of a four-story Class A office building, including core and shell systems, retail build-out, and site improvements.

Frederic C. Hamilton Building Fire Alarm Replacement, Denver, CO

Client: Denver Art Museum

Project Value: \$2.5M

Oversaw replacement of the building-wide fire alarm system in an operational museum, coordinating phasing and access with curatorial and security staff.

Trinity Ambulatory Surgical Center, Tampa, FL

Client: National Healthcare Realty

Project Value: \$6.5M

Represented the Owner during design and construction of a 12,500 SF ambulatory surgical center licensed under Florida AHCA regulations.

Avondale Medical Office Building, Phoenix, AZ

Client: National Healthcare Realty

Project Value: \$10M

Oversaw construction of a three-story, 68,000 SF medical office building including core and shell systems and sitework.

Hyatt Place Hotel, Colorado Springs, CO

Client: National Healthcare Realty

Managed early design and preconstruction planning for a proposed Hyatt Place hotel development. Project cancelled prior to construction.

Pinnacle at Ridgeway Medical Office Building, Lone Tree, CO

Client: National Healthcare Realty

Project Value: \$15M

Served as Owner's Representative during construction of a 73,000 SF, three-story, core-and-shell medical office building.

Denver Art Museum North Building Renovation, Denver, CO

Client: Denver Art Museum

Project Value: \$150M

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Provided full-time Owner's Representation through design, preconstruction, and construction of the 210,000 SF renovation of the landmark 1971 Ponti Building, including coordination of museum operations throughout construction.

OWNER'S REPRESENTATIVE | Project One Integrated Services | Englewood, CO

Jun 2016 – Feb 2018

Denver Art Museum North Building Renovation, Denver, CO

Client: Denver Art Museum

Project Value: \$150M

Owner's Representative providing full-time oversight for the design and construction phases of the museum's \$150 million revitalization of the 210,000 SF iconic 1971 Gio Ponti-designed North Building, including the new Welcome Center and extensive MEP and envelope upgrades.

Children's Learning Adventure Childcare Centers

Client: Children's Learning Adventure | Multiple Midwest Locations

Owner's Representative providing project management services across three childcare center developments, from design coordination through construction oversight and turnover.

CONSTRUCTION EXECUTIVE | Mortenson Construction Company | Denver, CO

Mar 2010 – May 2016

Bipole III HVDC Converter Stations, Winnipeg, MB, Canada

Client: Manitoba Hydro

Project Value: >\$800M

Served as one of a team of senior executives during the preconstruction phase and lead on-site executive at the Keewatinooow Converter Station near Gillam, northern Manitoba.

Fort Carson Butts Army Airfield Combat Aviation Brigade (CAB) Central Energy Plant, Colorado Springs, CO

Client: US Army Corps of Engineers

Oversaw design and construction of a central energy plant serving the Combat Aviation Brigade (CAB) facilities at Butts Army Airfield, including utility infrastructure, mechanical/electrical systems, and coordination within an active military installation.

Fort Carson Wilderness Road Combat Aviation Brigade (CAB) Barracks, Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$95M

Construction executive responsible for the design and construction of a LEED Gold, 370,000 SF barracks complex.

Fort Carson Tactical Equipment Maintenance Facility (TEMF), Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$8M

Managed construction of a new tactical equipment maintenance facility delivered under design-bid-build procurement.

Fort Carson Echelon Above Brigade (EAB) Brigade HQ, Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$13M

Led construction of a 55,000 SF LEED Silver-certified command headquarters facility for the EAB unit.

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Fort Carson 47th Brigade Battalion Headquarters, Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$31M

Directed design and construction of a three-story, 146,000 SF headquarters building certified LEED Platinum.

Fort Carson Warrior-In-Transition Barracks, Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$28M

Led delivery of a 96,000 SF, 4-story LEED Gold-certified barracks project, recognized with the 2012 DBIA "Award of Merit" in the Government/Public Buildings category.

Fort Carson Unit Maintenance Tactical Equipment Maintenance Facility (UMF TEMF), Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$9M

Oversaw construction of a tactical equipment maintenance facility supporting unit-level operations.

Fort Carson EN & HQ Tactical Equipment Maintenance Facility (TEMF) Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$23M

Managed the design and construction of two separate tactical equipment maintenance facilities.

SENIOR PROJECT MANAGER | Mortenson Construction Company | Denver, CO

Sep 2007 – Mar 2010

Fort Carson Wilderness Road Tactical Equipment Maintenance Facilities (TEMF), Colorado Springs, CO

Client: US Army Corps of Engineers

Project Value: \$68M

Senior on-site manager responsible for the design and construction of a 175,000 SF, 6-building Tactical Equipment Maintenance Facility (TEMF) complex. Achieved LEED Gold certification.

Awards:

- Design-Build Award - Design-Build Institute of America (DBIA) - Rocky Mountain Chapter, 2011
- Design-Build Excellence Award - Design-Build Institute of America (DBIA) - National, 2011
- National Design-Build Award - Design-Build Institute of America (DBIA) - National, 2011
- Outstanding Contractor - Omaha District USACE, 2011

Fort Carson 4th ID BCT-H Tactical Equipment Maintenance Facilities (TEMF)

Client: US Army Corps of Engineers

Project Value: \$33M

Senior on-site manager responsible for the design and construction of a 176,000 SF, 6-building Tactical Equipment Maintenance Facility (TEMF) complex. Achieved LEED Gold certification.

PROJECT MANAGER | Mortenson Construction Company | Denver, CO

Aug 2005 – Sep 2007

Prairie Gateway Infrastructure Redevelopment

Client: City of Commerce City

Project Value: \$69M

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Project Manager responsible for the on-site construction management of the 917-acre redevelopment of the former Rocky Mountain Arsenal site into a mixed-use civic and recreational campus, including major infrastructure, roadways, utilities, and public amenities.

Stapleton Redevelopment

Client: Forest City Enterprises

Project Estimator responsible for cost estimating and value analysis for new residential and commercial filings within the multi-phase Stapleton redevelopment project.

CIRCUIT DIRECTOR | Boundless Motorsports | Colorado Springs, CO Dec 2004 – Aug 2005

Worked on the World of Outlaws Sprint Car and Late Model race circuit, with responsibility for circuit operations and oversight of facility improvements at multiple race venues.

EVENT MANAGER/MOTO GP PROMOTER | RaceMakers | South Africa 2000 – 2004

Independent race promoter for Dorna Sports, coordinating and promoting the South African MotoGP at Phakisa Freeway in 2001, 2002, 2003, and 2004. Responsible for event logistics, international team and media coordination, and compliance with FIM standards for MotoGP events.

SENIOR PROJECT MANAGER | Basil Read Construction Company | South Africa 1997 – 2000

“Phakisa Freeway” Grand Prix Motorsport Facility, Welkom, South Africa

Client: Dept. of Sport, Orange Free State (OFS) Provincial Government

Senior on-site project manager responsible for both the proposal and the full design and construction of a world-class motorsport facility built to international grand prix standards. The facility later hosted six international MotoGP events.

Umzumbe N2 Highway Construction, South Africa

Client: South African National Roads Agency

Senior on-site project manager overseeing the construction of a new segment of the N2 highway along the Durban south coast corridor.

SENIOR PROJECT MANAGER | Stocks Roads | South Africa 1994 – 1997

Stockville Road Bridge, Natal, South Africa

Client: South African National Roads Agency

Led cost estimating, tender preparation, and subsequently managed on-site construction of a bridge spanning a major national route.

Reconstruction of N3 Highway between Nchanga & Cato Ridge, KwaZulu-Natal, South Africa

Client: South African National Roads Agency

Managed reconstruction of an existing 4-lane asphalt surface highway, widening and converting it to a 6-lane concrete corridor.

SENIOR PROJECT MANAGER | Labor Construction Company | South Africa 1993 – 1994

London Road Interchange, Johannesburg, South Africa

Client: Transvaal Provincial Administration

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On-site project manager for construction of a highway interchange facility, managing contractor execution, site coordination, and traffic interface during construction.

CONSTRUCTION ESTIMATOR | CA Brand Construction Company | South Africa 1994 – 1995

Estimated civil infrastructure, road, and bridge projects, preparing quantity take-offs, cost models, and bid documentation under the supervision of the firm's lead estimator.

PROJECT MANAGER | CA Brand Construction Company | South Africa 1988 – 1993

Roodepoort Road & Bridge, Johannesburg, South Africa

Client: Transvaal Provincial Administration

Managed on-site construction of two new traffic lanes on a major arterial roadway plus a bridge section.

Siyabuswa Roads & Bridges, KwaNdebele, South Africa

Client: KwaNdebele Government Dept. of Public Works

Oversaw construction of 13 km of new roads and two bridge structures in a rural district environment.

Alberton Road & Bridge, Johannesburg, South Africa

Client: Transvaal Provincial Administration

Managed construction of 4 km of arterial road plus a road-over-rail bridge structure.

PROJECT MANAGER | Gillis Mason Construction Company | South Africa & Swaziland

Braambos Air Force Base Engine Testing Center, Louis Trichardt, South Africa

Client: South African Air Force

Directed construction of a jet engine testing facility on base grounds.

Braambos Air Force Base Helicopter Hangers, Louis Trichardt, South Africa

Client: South African Air Force

Managed the construction of six aircraft hangars, including structural and utility systems.

Phuzamoya Rail Bridge, Siphofaneni, Swaziland (Eswatini)

Client: Government of Swaziland

Project manager for the design and construction of a 180 m, 3-span rail-over-river bridge.

Nsoko Road Bridge, Nsoko, Swaziland (Eswatini)

Client: Government of Swaziland

Managed the construction of a 120 m, 4-span vehicular bridge over a river.

Lethabo Power Station, Viljoensdrif, South Africa

Client: Eskom

Served as a junior site engineer overseeing structural concrete works within the 3,600 MW power station project.

GEOTECHNICAL ENGINEER | Weber, De Beer & Associates | South Africa 1984 – 1985

Performed subsurface investigations, soil sampling, lab tests, and preparation of geotechnical reports under senior supervision.

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ENGINEER-IN-TRAINING | Frankipile | South Africa

Lethabo Power Station

Jun 1982 – Jun 1983

Client: Eskom

Employed as a QC / construction engineer trainee on foundation piling work for the Lethabo Power Station expansion during an industrial placement year.

EDUCATION

BSc. (Hons) Civil Engineering | University of Surrey, England

1980 – 1984

PROFESSIONAL CERTIFICATIONS

LEED Accredited Professional (LEED AP) – U.S. Green Building Council (USGBC)

DBIA Professional – Design-Build Institute of America | *lapsed*

Engineering Council of South Africa | Professional Engineer #960237) | Registered 05/23/1996 | *Membership cancelled in 2004*

PROFESSIONAL AFFILIATIONS

Member, Society of Construction Law – North America (SCL-NA)

Former DBIA Professional (Design-Build Institute of America)

PROFESSIONAL TRAINING

DBIA Design-Build Professional Certification Bootcamp - Design-Build Institute of America

OSHA 30-Hour Construction Safety Certification – Completed at Mortenson Construction

Extensive executive and operational training completed through Mortenson Construction internal professional development programs, including project delivery, construction management, scheduling, estimating, contract administration, safety, and leadership.

TEACHING

Federal Contracting Training Program – Mortenson Construction

Co-developed and led internal training for engineering and project management staff working on federal projects. Instruction covered:

- Labor compliance under the Davis-Bacon Act and certified payroll requirements
- Pay application protocols in accordance with USACE and other federal agency requirements
- Change order preparation, including proper scoping, pricing, documentation, and the use of the USACE standard markup/profit calculation methodology
- Applicable laws and regulations, including the Prompt Payment Act and the False Claims Act
Delivered multiple in-house sessions for engineers, field managers, and project executives working under FAR/DFARS and U.S. Army Corps of Engineers contracts.

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