

# ROUNDFIELD CONSULTING

## Project Management and Owner's Representation

Founded 2014

### CONSTRUCTION AND DEVELOPMENT MANAGEMENT

Roundfield Consulting offers scalable construction and development services, including, but not limited to:

Design management ♦ Developing and managing an accurate and complete budget ♦ General Contractor, Engineer, and Consultant selection and coordination ♦ Permit and inspection management ♦ Value engineering management ♦ Review of documents for coordination and constructability ♦ Schedule control ♦ Insurance and risk management coordination ♦ Optimizing strategies for procurement and phasing ♦ Neighbor and adjacent properties relations and coordination ♦ Quality control management ♦ Closeout and document turnover ♦ Management of owner's FF&E ♦ Transition to occupancy ♦

### Recent Major Projects and Responsibilities:

- **The River District – \$1.1 billion Mixed Use Entertainment and Housing District** **New Orleans, LA**
  - **Project Executive**
    - Spearheaded the overall design coordination, project scheduling, budgeting, and construction management for the \$1.1B mixed-use development.
    - Managed cross-functional teams of consultants, engineers, and contractors to ensure seamless project execution across all phases.
- **The Bristol – \$360mm Super Luxury Condominium** **West Palm Beach, FL**
  - **Project Executive**
    - Tasked with turning around a behind-schedule \$360M luxury condo project; implemented a robust project control system and enhanced cross-departmental coordination, ensuring the project's timely completion.
    - Systemized change order management and saw a significant reduction in processing time and final dollar amounts.
    - Managed design coordination, budgeting, consultant coordination, scheduling, and construction execution.
    - Focus on consultant and General Contractor (GC) coordination, budget tracking, and change order management.
- **Four Seasons Surf Club – \$650mm Super Luxury Hotel/Condo** **Surfside, FL**
  - **Project Manager**
    - Managed field coordination for extensive design changes on the \$650M luxury hotel project. Ensured accurate execution of design revisions by liaising between the design and construction teams, successfully minimizing delays and ensuring adherence to updated project specifications.
- **Elysee Miami - \$210mm Luxury Condominium** **Miami, FL**
  - **Vice President of Development**
    - Site acquisition, acquisition and development pro-forma modeling, financing, pre-construction design, consultant hiring and coordination, GC bidding, contract development and oversight.
- **Biscayne Beach Club – \$260mm Luxury Condominium** **Miami, FL**
  - **Senior Asset Manager**
    - Responsible for GC and consultant coordination, project accounting, consultant oversight and management.



#### Sean Flannery - Principal

Sean Flannery has built an impressive career in project management and owner's representation, primarily specializing in luxury condominium developments in South Florida. His portfolio includes high-profile projects such as the 52-story Biscayne Beach Club (392 units), the 57-story Elysee Miami (100 units), and several premium custom developments like the \$900M Four Seasons Surf Club Hotel and Residences in Miami and the \$600M, 68-unit luxury build, The Bristol, in West Palm Beach.

With a strong background in finance and construction, Sean earned his degree in Finance from Tulane University's Freeman School of Business and spent 13 years in hedge funds and private equity, primarily focused on distressed restructuring. In 2013, Sean transitioned to real estate development while pursuing his Master's in Real Estate from Florida International University's Chapman School of Business.

Sean joined Two Roads Development's acquisitions team, quickly expanding his responsibilities to cover all aspects of development, from acquisition to construction. He was later promoted to Vice President of Development, overseeing corporate and project accounting, acquisition, pre-development, and marketing.

In 2014, Sean founded Roundfield Consulting, where his firm was subsequently appointed to oversee the \$65M renovation of the Palm Beach Four Seasons Hotel. This role expanded to managing the delayed Four Seasons Surf Club project in Miami, where Sean was instrumental in driving the project forward with an intensive six-day-per-week, 12-hour-per-day construction schedule. After the successful completion of the Surf Club, Sean assumed the role of Project Executive for The Bristol in West Palm Beach, where he oversaw design coordination, quality control, change order management, permitting and budgeting as well as interacting with Buyers and their representatives.

Most recently, Sean served as Project Executive for the River District, a \$1.1B public-private partnership in New Orleans, before returning to South Florida. Under his leadership, Roundfield Consulting continues to provide services across various asset classes, including office, residential, retail, and industrial, from acquisition to construction.