

MICHAEL K. GALLAGHER

☎ (725) 529-2880

✉ MGALLAGHER4321@GMAIL

📍 LAS VEGAS, NV

Senior Project Manager and Estimator / Land Development Coordinator

- Seasoned civil engineer with concentrations in heavy civil infrastructure, geotechnical, and structural applications.
- Accomplished and results driven leader with expertise in heavy civil, infrastructure, real estate entitlement, land development, and residential and commercial building.
- Implements a collaborative but accountable management approach to cultivate trust and confidence amongst peers and vendors to exceed project goals.
- Consistently delivers projects on time and below budget increasing both top line revenue, profit margin, and client retention.

Professional Skills

Due Diligence Estimating / Budget Entitlement	Construction Contracting Project Scheduling Project Build-Out	Project Management Financial Analysis Schedule Adjustments	Internal/External Reporting Project Corrections Project Postmortem
<ul style="list-style-type: none"> • ALTA Survey • Title Review • Traffic Study • Geotechnical Report • Market Absorption • Highest / Best Use • Fiscal Impact Study • Market Valuation • Improvement Budget • Project Estimating / Cash Flow Analysis • Proforma and Risk Assessment • Platting, Civil, Architectural Approval and Permitting • Landscape / Architectural Controls • Codes, Covenants, and Restrictions 	<ul style="list-style-type: none"> • Property Condition Assessments • QC/QA Inspections • Contractor RFI, Bidding, Letting, Pay Requests • Contract Schedule Review • Disbursement/ Waiver • Safety Meetings / Trench Stability • OSHA Compliance • Stormwater Pollution Prevention Plan-SWPPP • EPA Code Compliance • Residential Vertical Construction - Single, Multi, and Condos • Commercial Vertical Construction - Tilt-Up, Steel, Timber 	<ul style="list-style-type: none"> • Official / As-Built Record • Critical Path Coordination • Strong Communicator • Analytical and Fact-Based Environment • Maintains Focus on Real Issues • Budget and Schedule • Updates Provided as Required • Accept Responsibility • Team Accountability • Regular Team Meetings • Discuss Governing Issues Delegation for Productivity 	<ul style="list-style-type: none"> • Complete Project Review • Compare to Projections • Identify Oversight or Other Reason • Team to Perform Same Process Individually • Discuss when Appropriate. • Open Door Policy • Individual Attention Provided When Required • Update Internal Checks and Balances • Review and Discussion with Superiors on Project Performance • Conversation / Replace Vendors if Pattern Emerges • Monitor/ Identify Growth

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Education

Bachelor of Science in Civil Engineering

Concentrations: Heavy Civil Infrastructure, Geotechnical, Structural

University of Illinois at Chicago - Chicago, IL

May 1998 to December 2001

Associate of Science in Business Management

Loyola University Chicago - Chicago, IL

August 1996 to May 1998

Work Experience

Senior Engineer

Criterion-Kessler Engineer - Phoenix, AZ and Las Vegas, NV

September 2021 to July 2023

- Managed company projects for structural engineering, construction engineering, and inspection departments in Phoenix and Las Vegas.
- Participated in business functions including onboarding clients, presenting proposals and reports to HOA and Government Boards.
- Prepared Project Specifications, Bid Specifications and Procedures, and Contracted projects for client.
- Provided third-party QC/QA Inspections of Criterion-Kessler structural designs.
- Participated in Asset Inspection and Reports, Capital Needs Assessments, Transition and Reserve Studies, and Project Permit and Estimating.
- Structural inspections of multi-story buildings and parking structures commonly provided since Surfside Florida Condominium Collapse and associated Legislation.

Senior Estimator and Land Development Coordinator

DR Horton Homes, LLC - Las Vegas, NV

February 2019 to July 2021

- Supported Land Acquisition, Forward Planning, and Land Development.
- Responsibilities included:
- Reviewed all engineering drawings prior to final submittal to municipality for construction sequencing and value engineering.
- Created land development project pro forma (except land acquisition costs), construction budgets and estimates.

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- Suggested which contractor to utilize per scope and justified my rationale.
- Revised all estimating and contracting procedures.
- Reviewed and approved all draw requests, change orders, and punch list against engineering drawings and subcontractor agreement to ensure accuracy.
- Prepared bidding procedures and sent bid Request for Proposals to all trades.
- Created and implemented a standardized bidding procedure that analyzed bids "apples to apples".
- Results of bid spread automatically rolled up in the spreadsheet.
- Spread all bids and sent RFI's as needed to subcontractors to ensure bids were accurate.

Director of Development and Construction

Sisk Development and Investment, LLC - Chicago, IL

May 2006 to December 2018

- Management of company's land holdings. Responsibilities included:
 - purchase and sale agreements, escrow coordination, due diligence, budgets / estimating / proformas, lender coordination and closing
 - annexation / development / zoning / special use agreements, municipal infrastructure expansions and associated impact fees, floodplain and wetland banking, dry utility coordination, and associated civil engineering plats and plans
 - land planning, architectural, landscape, and public use restrictive covenants
 - on and off site land development, delivery to end-user (residential, commercial, etc.), and final warranty walk and development bond release
- Residential subdivision end-users often included publicly traded homebuilders (Centex, Lennar, and Toll Brothers) under stringent contractual deadlines with penalties for failure.
- Identify and contract land for discussion and review with interested end-users. Ideal to receive an LOI with Earnest Money as firm evidence of market appetite for the project and municipality.
- Preliminary review of parcels available for sale in identified geographic locations.
- Initiated preliminary meetings with governing bodies, design meetings, and hosted public hearings to receive preliminary and final plat and plan approval.
- Coordinated appraisals and valuations directly with project lender at pre-determined milestones to analyze if loan remained in compliance with assumptions and terms used in original underwriting and participated in loan modifications if necessary.

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- Commercial parcels on high traffic count roadways / high population density were typically sold after approval of entitlements to national commercial developers such as Gierczyk, Matanky, CBRE, Kroger, and Inland.
- Commercial parcels on lower traffic count roadways / emerging population markets typically required site development and tenant build-out.
 - Typical anchor tenants such as grocery stores, regional home improvement stores, in-line retail, service, or food uses, and outlots typically utilized by banks, pharmacies, fast food end-users.
- Developed projects in 13 states and the Bahamas.

Awards

Who's Who of Construction Recipient - 2018

Monroe Harbor Redevelopment Design Award- Chicago Friends of the Park

Certifications and Licenses

- Licensed Civil Engineer Intern Nevada, Illinois, Arizona (In Process)
- OSHA 10 Certified
- Construction Contract Law Series 1 - ASCE
- Critical Path: Understanding and Implementation - NAHB Chicago
- Construction Finance Seminar 2013 - ASCE
- Microsoft Project 101- ASCE
- Unlimited Commercial GC and Roofing License
- Fundamentals of Engineering Exam

Memberships

- American Society of Civil Engineers - Nevada Chapter
- Water Resource Management-Metropolitan Water Reclamation District of Chicago
- Associated General Contractors of America
- National Roofing Contractors Association
- National Association of Homebuilders
- Frank Lloyd Wright Foundation

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Software

- AutoCAD Civil 3D
- Autodesk Revit
- Bluebeam Revu / Adobe Acrobat DC Suite
- MS Office Suite and MS Project
- Procore / Smartsheet / Workflow Max
- RSMeans / Buildertrend
- Planswift / HeavyBID
- EnerCalc / HEC-1

Professional Portfolio / Project Examples

- The link below provides access to a Google One Drive folder that contains examples of previous projects, inspections, reports, and designs.
- Example categories include:
 - heavy civil, infrastructure, and structural
 - residential and commercial land development
 - due diligence reports
 - structural inspections, reports, and designs
 - estimating and financial report examples
 - photos of previous civil and general contracting projects

Link to Google One Drive (click or copy and paste into browser):

https://drive.google.com/open?id=12WnJAoue7jlcTOHwZOOkWGfUs30JEKq&usp=drive_fs

Professional References

- Available upon request.