



# BRIAN W. MANSELL

## CONSTRUCTION MANAGEMENT

Brian is a seasoned commercial construction executive who thrives on creating innovative projects that deliver exceptional human experiences. He has successfully collaborated with developers, investors, and associates to realize groundbreaking ventures that make a lasting impact on the commercial construction industry.

## EXPERIENCE

### COMMERCIAL CONSTRUCTION

- Oversaw commercial construction projects, such as the Confidential Technology Client, San Diego CA, and the \$14M Senior Flexonics in El Cajon, CA, among others.
- Coordinated with FAA for line of flight travel to Palomar airport and managed the construction of the ground-up office building.
- Oversaw the demolition of existing facilities, the build-out of new offices, and laboratories, and office and warehouse tenant improvements.

### HOSPITALITY/ ENTERTAINMENT

- Managed large-scale hospitality and entertainment projects, such as the \$110M Pala Casino in Pala, CA, the \$75M Design Build Contract, Temecula, CA, and the \$6M tenant improvement at Soboba Casino in San Jacinto, CA.
- Collaborated with design teams, subcontractors, and outside vendors for 24-hour construction schedules. Compiled over \$20M in capital program forecasting; prepared pre-con budgets for \$340mill new hotel expansion.

### LIFE SCIENCES/MICROELECTRONICS

- Managed and coordinated design teams, construction schedules, budgeting, and validation documentation for life sciences and microelectronics projects like the \$3.4 Billion Microelectronics in Rio Rancho, NM, and Chandler AZ, a \$53M IDEC Pharmaceuticals in Oceanside CA.
- Spearheaded the ground-up wafer fabrication plant, including class one clean room, central utility building, offices/meeting space, cafeterias, and company stores.
- Coordinated the design and construction of pre-clinical trials & cGMP production, 24-hour construction projects, and tenant improvements for clean room wafer fabrication.



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## SKILLS

- Construction Management
- Budgeting Resource Allocation
- Business Operations
- Project Management
- Collaboration
- Strategic Planning
- Leadership
- Strong Communication

## EDUCATION

- Undergraduate Studies – Business Management
- OSHA Construction Safety & Health

## TECHNOLOGY

- Microsoft applications
- Microsoft Project
- Cost Management Software

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## EXECUTIVE SUMMARY

Celebrating over 30 years of experience in General Contracting and Construction Management, Brian is a proven leader with extraordinary management skills. As the founder and owner of his own successful contracting firm, he has impressed clients across various sectors with his ability to deliver projects on-time and within budget. Brian's most recent role as a Divisional Manager for a leading national General Contractor in San Diego allowed him to showcase his expertise in coordinating, directing, and managing construction teams while securing numerous large-scale projects. He is eager to bring his wealth of experience in budgeting, scheduling, and validation documentation to an organization seeking a top-tier construction management executive.

## PROFESSIONAL EXPERIENCE

### HOSPITALITY/ ENTERTAINMENT:

- \$75M Design Build Contract, Temecula, CA: A 189K sq. ft. 5 star, 154 room Boutique Hotel. Includes 5 story parking structure, retail, convention area, 5-star dining, outdoor pool, outdoor entertainment, and luxury rooms.
- \$110M Pala Casino, Pala, CA. New Ground up Casino 190,000 sq. ft. building including 90,000 sq. ft. of gaming area, five restaurants, entertainment, and administration areas. 550,000 sq. ft. four level parking garage with 1,850 stall capacity. New Wastewater treatment plant with a 500,000-gallon water storage tank, well and new water main to casino and existing community.
- \$6M Soboba Casino, San Jacinto, CA. Tenant improvement projects consisting of 80,000 sq. ft. of gaming, restaurants, and hospitality areas. Coordinated design teams, subcontractors, and outside vendors for 24-hour construction schedules. Compiled over \$20M in capital program forecasting. Prepared pre-con budgets for \$340mill new hotel expansion. Created program to correct existing Life Safety Systems. Managed installation of new 150ton HVAC system.
- \$5M Valley View Casino, Valley View, CA. Ground up warehouse facility, 32,000 sq. ft. prefabricated metal building with high bay storage, large freezer, and offices to provide storage for new casino expansion.
- \$750K High End Gastro Pub Downtown Santa Ana. Demo of existing 4,000 sq. ft. space and new build out of modern restaurant. Existing building was built in 1928. Design Build Project inside of historic building.
- \$115K Restaurant/Pub Temecula CA, Design Build 2,100sq. ft. of existing space.

### LIFE SCIENCES/ MICROELECTRONICS:

- \$3.4 Billion Microelectronics, Rio Rancho, NM. 350,000 sq. ft. new ground up wafer fabrication plant, included 100,000 square feet of class one clean room, central utility building, offices/meeting space, cafeterias, and company stores.
- \$3.2 Billion Intel Microelectronics, Chandler, AZ. 350,000 sq. ft. (sister plant to Rio Rancho site) New ground up wafer fabrication plant, included 100,000 sq. ft. of class one clean room, central utility building, offices/meeting space, cafeterias, and company stores.
- \$80M Intel Microelectronics, Rio Rancho, NM. 50,000 sq. ft. new ground up facility consisting of class one clean rooms.

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## PROFESSIONAL EXPERIENCE (CONTINUED)

### LIFE SCIENCES/MICROELECTRONICS (CONTINUED)

- \$53M IDEC Pharmaceuticals, La Jolla, CA. Fast track project built in 11 months. Total construction area 49,000 sq. ft., two story biotech manufacturing facility including 20,000 sq. ft. of MEP mezzanine. Included 18,252 sq. ft. class 100 to 100,000 clean room spaces, stand-alone hazardous material storage facility, waste neutralization, and bulk 02/ Brine Systems. Facility was designed for mutually exclusive cGMP production campaigns specifically for multi-product late-stage clinical trial volumes with validation documentation.
- \$40M Pfizer Global Research, La Jolla, CA. Campus Expansion Building 60,000 sq. ft. chemistry and biology labs, process development, cafeterias, fitness center, office/meeting space and company stores.
- \$3.5 M SGS Thompson Microelectronics, San Diego, CA. 2,100 sq. ft. tenant improvements class 10 clean room wafer fabrication facility upgrade.
- \$3.5M Motorola, Mesa, AZ. Microelectronics facility wafer tool replacement project.
- \$2.5M Semiconductor Manufacturing Temecula CA. 15,000 sq. ft. office tenant improvements.
- \$2M IDEC Pharmaceuticals, Bulk Processing Plant 2,200 sq. ft. Tenant improvement from office space to process and science area for pre-clinical trials & cGMP production 24-hour construction project.
- \$1.5M IDEC Pharmaceuticals, San Diego, CA. 12,000 sq. ft. tenant improvement formulation and process sciences lab.
- \$800K Interventional Technologies, Murrieta, CA. 60,000 sq. ft. tenant improvement, lab, and administrative offices with class 100,000 clean room.
- \$200K Guidant, Temecula, CA. 12,000 sq. ft. tenant improvements with lab space upgrades.

### COMMERCIAL CONSTRUCTION

- \$23. M Confidential Technology Client, San Diego CA. 150K SQFT demo of existing facility to incorporate new 100KSQFT offices, cafeterias, and laboratories.
- \$1.5M Confidential National account law firm Tenant Improvement San Diego CA
- \$21M Confidential Design Build Medicinal Medical processing facility. 100kSQFT Southern California.
- \$2.5M Confidential Micro Electronics company, clean room remodel San Diego CA
- \$14M Senior Flexonics, El Cajon, CA. 200,000 sq. ft. of new groundup aerospace manufacturing facilities, including 3 new premanufactured metal buildings.
- \$4.0M Sports Park Phase One, Rincon Band of Luiseño Indians. 20 Acre design build ground up sports park facility including two professional grade ball parks, and water park play area.
- \$14M San Diego Humane Society, San Diego, CA. 50,000 sq. ft. SPCA facility which includes x-ray and operating rooms, animal recovery center, modern animal viewing areas, animal holding areas, retail space and administrative offices and meeting rooms.
- \$14M Bressi Ranch Lot #40, Carlsbad, CA. Approximately 120,000 sq. ft. new tilt up office space one- and two-story individual offices.
- \$5M Jefferson Street/Temecula Valley Bank, Temecula, CA. Two story ground up 36,000 sq. ft. office building including full build out of office space.
- \$4.3M Bressi Ranch Lot #9, Carlsbad, CA. 45,000 sq. ft. new tilt up office space, individual warm shell buildings.
- \$8.0M Highland Sky park, San Diego, CA. Approximately 80,000 sq. ft. new tilt up office space one- and two-story individual offices. Coordination with FAA for line of flight travel to Palomar airport.
- \$3M Grand Professional Building, Escondido, CA. New ground up three story 35,000 sq. ft. warm shell office building.
- \$798K Business Park Office and Warehouse Tenant Improvement, 170K square foot building.
- \$350K Semiconductor Facility ground up pre-engineered metal structure to house state of the art water separation plant.
- \$225K Semiconductor Facility design build ground up Silane storage facility.
- \$210K NC3 Fitness Design Build Tenant Improvement of existing 21K sq. ft. sports club facility
- \$140K Nothing Bundt Cakes, Temecula CA, New Bakery
- \$20K Temecula Based Semiconductor Facility Misc. repairs.
- \$70K Temecula Based Semiconductor Facility, Design Build emergency access stair project.
- \$107K NC3 Sports Club, Design Build Tenant Improvement of existing sports club facility.
- \$500K Rincon Band of Luiseno Indians Monument Sign Installation, Design build imitation rocks with custom brass plaques, lettering, and solar powered lighting
- \$398K Medical office Tenant Improvement located in Vista CA. Consisted of the build out of two doctors' offices.