



CONSULTING
CONSTRUCTION & DEVELOPMENT
Project Management

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Experience

Inish Beg Consulting

2024-present

Owner

Control all facets of the day to day operations of the company.

- Manage AIA contract documents and ensure compliance with various regulatory bodies such as HUD, CHFA, OHFA, PHFA, MH, etc. This includes creating addendums and exhibits to meet regulatory requirements.
- Participate in the negotiation of claims, mediations, suits and settlements.
- Create and/or maintain MP construction schedules. Produced forensic analysis of construction schedules for claims, mediations, suits and settlements.
- Provide strategic vision and direction that aligned business, financial, and service objectives with organizational goals. This involves managing project operations and cultivating relationships with clients and contractors.
- Lead project team in Request for Proposal (RFP) production, responses and analysis, including cost leveling spread sheets, value engineering etc.
- Active in negotiation of change orders, technical review and submission of vendor packages, job accounts payable and receivable and quality control.
- Assemble and manage divers teams involving clients, design professionals, testing labs, manufactures, GC's and Subcontractors.

WaypointKLA

2014-2025

Project Executive

- Project executive for multiple projects, including new constructions and rehabilitation projects. These projects cover a wide range, from ground-up wood frame and high-rise residential buildings to commercial supermarkets & hotels.
- Lead companywide contract negotiations and "living document" templates.
- Manage AIA contract documents and ensure compliance with various regulatory bodies such as HUD, CHFA, OHFA, PHFA, MH, etc. This includes creating addendums and exhibits to meet regulatory requirements.
- Participate in the negotiation of claims, mediations, suits and settlements.
- Create and/or maintain MP construction schedules. Produced forensic analysis of construction schedules for claims, mediations, suits and settlements.

- Provide strategic vision and direction that aligned business, financial, and service objectives with organizational goals. This involves managing project operations and cultivating relationships with clients and contractors.
- Lead project team in Request for Proposal (RFP) production, responses and analysis, including cost leveling spread sheets, value engineering etc.
- Active in negotiation of change orders, technical review and submission of vendor packages, job accounts payable and receivable and quality control.
- Assemble and manage diverse teams involving clients, design professionals, testing labs, manufacturers, GC's and Subcontractors.
- Proactive in handling product failures, replacements, and lessons learned. This involves managing relationships with various stakeholders and ensuring the dissemination of valuable insights.

Erland Construction Inc.

2013-2014

Project Manager

- Project manager for multiple commercial fit-ups.
- Expanded historical cost budgets while improving competitive bid process
- Created and updated bid analysis sub-contractor spread sheets
- Create and present monthly job cost reports
- Create and maintain MP construction schedule, project milestones, team goals/incentives and monthly client progress reports.
- Lead project team in contract negotiations, cost estimating, negotiation of change order proposals with client, technical review and submission of vendor packages, job accounts payable and receivable and quality control.
- Managed all employees, contractors, vendors, town officials, inspectors, etc. from excavation to interior finish ensuring project is in compliance with approved plans, schedules, specifications, state and local codes.
- Review and implement conditions of, ZBA, ARB, Conservation's order of conditions, and EPA filings.

Callahan Inc.

2011-2013

Project Manager

- Project manager for new 116 unit residential pedestal style building and 59 unit assisted living slab on grade building.
- Establish historical cost budget, VE options, allowance schedule, AIA schedule of values and coordinate with bank finance and inspections.
- Create and present quarterly job cost reports and projections for power point presentations to achieve profitable and successful projects.
- Create and maintain MP construction schedule, project milestones, team goals/incentives and monthly client progress reports.
- Lead project team in contract negotiations, cost estimating, negotiation of change order proposals with client, technical review and submission of vendor packages, job accounts payable and receivable and quality control.
- Managed all employees, contractors, vendors, town officials, inspectors, etc. from excavation to interior finish ensuring project is in compliance with approved plans, schedules, specifications, state and local codes.

- Review and implement conditions of, ZBA, ARB, Conservation's order of conditions, and EPA filings.

Chestnut Hill Realty

2009-2011

Project Manager

- Project manager for new 54 unit apartment building and renovation of existing 82 unit building.
- Format and review bid comparisons, buy out, contracts/scope of work and maintenance of field generated documents.
- Create and update MP construction schedule
- Review and implement conditions of, ZBA, Conservation's order of conditions, and EPA filings.
- Manage all contractors, vendors, town officials, inspectors, etc. from excavation to interior finish, ensuring project is in compliance with approved plans, schedules and specifications.

Mayo Group/Entercon Construction

2009-2010

Vice President/Project Manager

- Project Manager for forty-two-unit apartment community.
- Create historical cost budget, establish schedule of values, coordinate with bank finance and inspections
- Create and update MP construction schedule
- Format and review bid comparisons, buy out, contracts/scope of work and maintenance of field generated documents.
- Register project for USGBC's LEED V3 certification process.
- Coordinate Energy Star credits and qualifications including value vs. cost analysis.
- Manage all contractors, vendors, town officials, inspectors, etc. from excavation to interior finish, ensuring project is in compliance with approved plans, schedules and specifications

AvalonBay Communities, Inc.

2004-2009

Lead Superintendent

- Lead site construction of multi-family residential, ranging in size and complexity from 30-85 million.
- Simultaneously control and supervise off-site infrastructure improvements to support new communities ranging from 2-5 million.
- Manage all contractors, vendors, town officials, inspectors, etc. from excavation to interior finish, ensuring project is in compliance with approved plans, schedules and specifications
- Supervise team of assistant superintendents and laborers
- Manage project reporting, including site schedule, inventory, safety, inspection and financial requisitions
- Review contracts/scope of work and maintenance of field generated documents
- Enforce all OSHA Safety regulations; act as Quality Control Liaison

Owner, Sole Proprietor

Controlled all facets of design, build and remodeling contractor specializing in residential frame to finish construction, including:

- Marketing of firm and sourcing of clients
- Coordination of building plans and Facilitation of permits and town officials
- Procurement and scheduling of subcontractors
- Negotiation and management of contracts, budget and schedules
- Employee management, calculation of benefits, payroll, tax withholdings

Hollett Building Corporation

2000-2002

Project Manager

- Managed multiple projects for high-end union residential construction company
- Budget authority ranged \$300,000 to \$2M
- Organized architects, engineers, sub-contractors and internal employees
- Negotiated contract and fee agreements with clients
- Researched and implemented policies, procedures, machinery improving productivity and increasing market diversification

Danis Asset Management

1999-2000

Property Manager

- Managed portfolio of leased commercial, retail and manufacturing assets
- Negotiated lease terms with all tenants
- Solicited, Negotiated and assigned subcontractor bids for property maintenance
- Project manager for routine and preventive property maintenance
- Supervision and scheduling employee employees
- Fiscal management - responsible for all A/P, A/R, debt collection, utility and bank reconciliations, rent collections, evictions and legal actions/notices, and CAM (common area maintenance charges)

Education***Salem State College***

Salem, Massachusetts

*B.S. Accounting**Minors, Law & Economics****North Bennett Street School***

Boston, Massachusetts

*Certification in Carpentry***Licenses, Certifications**

Massachusetts Construction Supervisor, License

LEED AP BC+D (expired)

OSHA Certification

MS Project, Certification in Proficiency

References

Furnished upon request

Representative Projects

- **127 Amory**, Boston MA New Construction, 96 units 2024-p, 60M
- **900 Morrissey**, Boston MA Rehab, 99 units 2024 -2025, 19M
- **Fairmount Apartments**, Saugus MA Occupied Fire Restoration, 54 units 2024-2025, 8M
- **Brewery Square**, New Haven CT Occupied Rehab, 104 units 2025, 11M
- **Mildred Hailey**, Boston MA, New Construction, 435 units 2023-p, 128M
- **Hawthorne and Federal**, Salem MA, Renovation, 66 units 2024-p, 29M
- **State and Chapel**, New Haven CT, New Construction, 76 units 2024-2025, 30M
- **Armory**, Boston, Ground up, 96 units, 2024-p, 57M
- **Morrissey**, Boston, Rehabilitation, 99 units, 2024-p, 13M
- **Nautical Landing**, MA New Construction 48 units 2024-p, 19M
- **Fairmont**, MA, Fire restoration, 40 units, 2024-p, 8M
- **Lenox Apartments, Boston, MA**: Occupied Rehab, 285- units, 2021-2023, 69M
- **Highpoint Tower, Erie, PA**: Occupied Rehab/mixed use, 132-units, 2020-2022, 14M
- **Highpoint Tower Garage, Erie, PA**: New garage, 2019-2020, 1M
- **Cimarron Apartments, Seabrook, NH**: Occupied Rehab, 388-units, 2018-2019 13M
- **Serenity Apartments, Boston, MA**: New construction High-rise, 195-units 2016-2018, 80M.
- **Lionhead Apartments, Dorchester, MA**: Occupied Rehab, 67-units, 2014-2015 9M.
- **Parkside Village, Branford, CT**: New construction, 67-units, 2022-present, 20M.
- **Camden Apartments, Boston, MA**: Occupied Rehab, 72-units, 2019-2020, 14M.
- **The Residence at Highland Glenn, Westwood, MA**: Occupied Rehab, 102-units, 2017-2018 7M
- **Stratton Hill Park, Worcester, MA**: Occupied Rehab, 156-units, 2017-2018 10M.
- **The Residences at Ninth Square, New Haven, CT**: Occupied Rehab/mixed use, 335-units, 2019-2021, 15M
- **Franklin Manor, Columbus, OH**: Occupied Rehab, 272 units, 2021-2023, 12M.
- **Letsche Apartments, Pittsburgh, PA**: New construction/change in use (school), 46-units, 2022-2023 14M.
- **The Landing Apartments, Braintree, MA**: New construction/mixed use, 174-units, 2016-2017, 36M
- **Anderson Park Apartments, Boston, MA**: Occupied Rehab, 64-units, 2016-2017 6.5M.
- **Inwood West, Woburn, MA**: New construction, 446-units, 2005-2006, 41M.
- **Avalon Danvers, MA**: New construction / Change in use (hospital), 497-units, 2006-2008, 82M
- **Avalon Blue Hills Apartments, Randolph, MA**: New construction, 276-units, 2008-2010, 32M
- **Alta Mill Apartments, Arlington, MA**: New construction podium, 116 units, 2011-2012, 32M
- **Brockton Neighborhood Health Center, Brockton, MA**: New construction, 11,000 SF of fit-out of one-story steel building, a new medical facility, 2014-2015, 3M
- **Vicente's Supermarket, Brockton, MA**: 32,400 SF, grocery store, 2014-2015, 5M.
- **Holiday Inn, Boston, MA**: New construction, 90,083 SF 60- room 5-Story hotel expansion, 2017-2018, 15.5M
- **Hilton Homewood Suites, South Bay, Boston, MA**: New construction, 90,000 SF 130-Rooms, 6 floors, 2018-2020, 30M
- **The Clarke Distribution Showroom, South Boston, MA**: New construction of a 37,382 SF retail kitchen and design showroom, 2015-2016, 5M.
- **Negley Residences, Pittsburgh, PA**: New construction 45-units, 2020-2022, 14M.
- **111 Elm, Newton, MA**: New construction/mixed use, 4 commercial 4 Residential,
- **Hearth Four Corners, Boston, MA**: New construction, 54 units, 2019-2021, 13M
- **State and Chapel New Haven, CT**: New construction and change in use, 76 units, 2023-present, 30M
- **Mildred Healy, Boston, MA**: New construction, 435 units, 2023-present, 130M
- **Richford Arms, Erie, PA**: Occupied Rehab, 72-units, 2021-2023, 17M
- **Foliage, Burlington MA**: Commercial office interior and exterior rehab, 2013-2013, 4M
- **Gordan Woods, West Roxbury MA**: New construction, 23 units, 2009, 6.5M
- **Norwest Woods, Norwood, MA**: New construction, 52 units 2012-2013, 16M

Contracts Negotiated 2022-2025

Contracts included AIA, HUD, PHFA, CHFA, OHFA, LNTP, Pre-con, etc.

- Parkside Village, CT, 2022
- Central High, OH, 2022
- The Cove MA, 2022
- 2 Center Plaza 6th floor, MA, 2022
- Beverly Village, MA, 2022
- Colonial II, NY, 2022
- Pine Gardens, MA, 2022
- 288 Harrison, MA, 2022
- Letsche Apartments, PA, 2022
- Old Colony Phase 5, MA, 2022
- Danube, MA, 2022
- 150 River St., MA, 2023
- Synergy Investments, MA, 2023
- 1201 River St, MA, 2023
- 41 LaGrange, MA, 2023
- North Shore CDC, MA, 2023
- Treehouse Meadows, MA, 2023
- Ellicott Town Center, NY, 2023
- Knights of Columbus, OH, 2023
- Old Colony Phase 6, MA, 2023
- 299 Broadway Somerville, MA, 2023
- Ulster Rehabilitation NY, 2023
- 300 State, CT, 2023
- 35 Broadway, MA, 2023
- The Standard at 5th, PA, 2023
- Beacon House Square, 2023
- Leefort Terrace, MA, 2023
- Beacon House Square, MD, 2023
- Spring West, NY 2024
- Brewery Sq, CT 2024
- First and Market, PA 2024
- Christian Tabernacle DC 2024
- Chestnut Place MA. 2024
- Terra, MA 2024
- St Francis House, MA 2024
- Springs West, NY 2024
- The Cove, MA 2025
- 50 Herald, MA 2025
- Landover, MD 2025
- 20 Security, CT 2025
- Jordan Gardens, NY 2025
- May Building, PA 2025
- 120 Cecil, PA 2025