

# W. Gary Westernoff

## Professional Construction Manager and Owner's Representative

1777 Ala Moana Blvd. #836, Honolulu, HI 96815  
garyw@constructionplace.com - (808) 797-7928

### WORK EXPERIENCE

#### **Founder and CEO**

Ponta Inc. – DBA Construtionplace.com – Honolulu, HI - 1999 to Present

Launched to support my self-help publications on the Mobile Web Site <http://www.Constructionplace.com>. The mobile friendly site offers project management, on-line bidding, negotiating, professional help, and self-help publications and work sheets. **MISSION:** Empowering project owners, service, material and equipment providers to achieve their ultimate goals while helping the Construction Industry go Green with cutting edge technology from project concept through completion.

#### **Owner's Representative, College and Seminar Teacher**

The Westernoff Group - Moraga, CA - 1991 to 1999

Served as primary client liaison and consultant with design and construction professionals from concept to completion determining most cost effective needs, preparing and delivering presentations, proposals, bench mark schedules and cost estimates. Completed third party architectural drawing, specifications and contract document reviews. As primary consultant qualified and retained industry experts to perform forensic construction deficiency inspections; wrote and presented reports for use by client's legal counsel and acted as expert witness. Conducted seminars and taught University evening classes associated with the overall construction management process.

#### **Founder and President RMO (Responsible Managing Officer) TJ**

Construction Co., Inc - Moraga, CA - 1983 to 1991

Directed, managed and successfully completed over 600 projects. This consulting and construction company had 6 (six) employees focusing on new and remodeled design build projects including multiple retail store tenant improvements, office leasehold improvements, and small shopping center development. Clients included large corporations constructing roll out projects throughout the continental United States and Hawaii. Held General Building Contractors licenses in California, Hawaii and Washington State. Clients would employ our consulting services to prepare master schedules and budgets, and oversee and coordinate the design phase for roll out projects and then hired us as the Prime General Contractor to oversee the construction phase.

#### **Vice President Design and Construction**

Joseph Magnin Co., Inc. - San Francisco, CA - 1981 to 1983

Planned, designed and oversaw new and remodeling specially retail store projects throughout California and Nevada. Directed and managed the companies planning, design and construction department working closely with the Vice President of Real Estate and senior company executives.

#### **Director of Store Planning and Construction RME (Responsible Managing Employee)**

Amfac Corporation DBA Liberty House, Inc. - Honolulu, HI - 1978 to 1981

Established, directed and managed a new company planning, design and construction department to build new and remodeled department and specialty retail stores throughout the Hawaiian Islands. Served as primary company liaison between senior management, planning, design, architectural and construction professionals; and land owners from concept to completion. Responsible for preparing budgets, schedules, policies and procedures, and overall project quality control.

### **National Director of Construction**

The Great Atlantic and Pacific Tea Company - Montvale, NJ - 1977 to 1978

Promoted to this new position to oversee eight (8) Regional Construction Managers and all projects being remodeled or newly constructed. Performed multi-site due diligence, reviewed, negotiated and executed all construction contracts with prime contractors. Managed contractor disputes and enforced completion schedules with eight (8) regional offices throughout the eastern United States and Canada.

### **National Design Manager**

The Great Atlantic and Pacific Tea Company - Montvale, NJ - 1975 to 1977

Established, directed and managed a new headquarters Design office overseeing eight (8) Regional Design and Construction offices and 5,000 Retail Stores east of the Mississippi River and Canada. Established and wrote policies, procedures, and standard specifications for new prototype store designs (Building interior and exteriors, interior décor, and new corporate logo and sign program). Worked closely with senior management and market research department to determine best locations for new stores. Reviewed, qualified and negotiated agreements with vendors, architects and design consultants. Managed overall design process. Successfully implemented a national (5,000 Stores) resigning program with new logo and corporate identification.

### **Project Engineer**

Lucky Stores, Inc. - San Leandro, CA - 1971 to 1975

Planned, designed and oversaw new and remodeled retail store construction projects throughout northern California. Completed preliminary design drawings and layouts including furniture, fixtures and equipment for use by architects and Engineers. Reviewed, qualified, and hired architects, engineers, contractors and vendors. Worked closely with Vice President of Real Estate and various department managers to insure that design criteria was met. Met with local city planning and design and review boards as Owner's Representative for getting our projects approved. Responsible for bidding, site inspections, cost and quality control, delivery and installation of utility services, equipment, furniture, and equipment. Wrote completed project punch lists and performed one year inspections.

### **Senior Draftsman**

Montgomery Ward Company, Inc. - Oakland, CA - 1969 to 1971

Space planning and design of department stores including interior color schemes, furniture fixture and equipment layouts.

### **Architectural Draftsman**

Grodins of California, - Oakland, CA - 1968 - 1969

Space planning and design of specialty men's and women's stores including interior color schemes, furniture fixture and equipment layouts.

### **Architectural Representative**

Congoleum Nairn Inc. - Kearny, New Jersey – 1968 – 1969

Executive management training program as Architectural Representative. First position upon college graduation.

### **Engineering Technician**

Alameda Naval Air Station - Alameda, CA - 1966 to 1968

Completed drafting assignments from engineers in the Production Engineering Department. Assignments included detail drawings of facilities and materials handling equipment. Evening employment while attending College.

### **Architectural Draftsman**

John F. Tulloch Company - Oakland, CA – 1963 - 1966

Architectural and engineering drafting assignments for warehouse and industrial facilities. Worked under the direction of a structural engineer. Part time employment while attending college.

## **EDUCATION**

### **Graduate Studies in Web Site Design and Management**

San Francisco State University – San Francisco, CA 1999 to 2000

### **Executive MBA Studies**

St. Mary's College - Moraga, CA 1990 to 1991

### **(BA) Bachelor's Degree in Construction Management (DAI)**

San Francisco State University - San Francisco, CA 1966 to 1968

### **(AA) Associate in Arts Degree in Architecture and Certificate in Architectural Drafting**

Laney College - Oakland, CA 1963 to 1966

## **MILITARY SERVICE**

US Army 1959 to 1962 - Radio Man and Forward observer with the 1<sup>st</sup> Howitzer Battalion, 77<sup>th</sup> Artillery, 1st Cavalry Division in Korea. Commendations: Honorable Discharge with good conduct metal and more

## **CERTIFICATIONS, AWARDS, LICENSES, CERTIFICATES**

**Karate** Black Belt 2<sup>nd</sup> degree (Shito-Ryu Karate) 1983 to Present

**Certificate in Architectural Drafting** 1963 to 1966

**General Building Contractor's License** (B Classification) California 1982 to Present (Currently Inactive)

**General Building Contractor's License** (B Classification) Hawaii 1980 to Present (Currently Inactive)

## **GROUPS AND ASSOCIATIONS**

**President** Lamorinda Sunrise Rotary Club Lafayette, California 1992 to 1993  
Perfect attendance for 20 years (1984 - 2004)

**Shriner (Legion of Honor)** Aloha Shriners Honolulu, Hawaii 2006 to Present

**Master Mason**, Free and Accepted Masons Alameda, California 1965 to (Life time member)

**US Army 1st Cavalry Division Association** 1962 to (Life time member)

**VFW (Veterans of Foreign Wars)** 2019 to (Life time member)

## **PUBLICATIONS**

### **Construction Management Made Easy**

Published and included in the Library of Congress 1999

<http://constructionplace.com/Publications.aspx>

The ultimate self help guide and handbook on discovering the secrets of fast and easy do it yourself construction management for any size project. Copyright November 1998

### **Construction like Sushi**

Published included in the Library of Congress 2011

<http://constructionplace.com/Publications.aspx>

The ultimate system and reference guide on managing any size construction or improvement project while building your favorite sushi. Includes easy to use worksheets and forms. Available in downloadable PDF format. Copyright June 2011

## **AREAS OF EXPERTISE**

Anticipating Problems, Construction Management, Payment Negotiations, Quality Control, Bidding, Contract Administration, Performance Specifications, Resource Management, Budgeting, Contract Negotiations, Project Management, Roll Out (Multiple) Projects, Change Order Management, Cost Control/Management, Problem Solving, Training and Presentations, Construction Deficiency Management, Owner Representation, Procurement, Web Site Design/Management, Power Point, MS Word and MS Excel.