

W. Gary Westernoff
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EXECUTIVE PROFILE

Construction management executive, owner's representative, licensed general contractor, author, educator, and entrepreneur with more than 40 years of experience directing residential, commercial, institutional, and mixed-use development projects throughout California, Hawaii, Canada, and the United States.

Founder and CEO of Ponta Inc. DBA Constructionplace.com, a project facilitation and homeowner advisory organization focused on helping homeowners, seniors, veterans, and property owners evaluate development opportunities, navigate permitting and construction processes, and make informed project decisions.

Born in Oakland, California, and raised in Alameda County, with lifelong connections to the East Bay community and extensive experience managing development and construction projects throughout California. This combination of local knowledge and national construction management experience provides a strong foundation for supporting Alameda County's housing and community development objectives.

Areas of Expertise

- Program Administration
- Construction Management
- Owner Representation
- Residential Development
- Housing Feasibility Analysis
- Budget Development and Cost Control
- Capital Planning
- Financial Analysis
- Development Coordination
- Consultant and Contractor Management
- Project Scheduling
- Public Agency Coordination
- Housing and Community Development
- Affordable Housing Concepts
- Veteran Housing Initiatives
- Aging-in-Place Housing Solutions

PROFESSIONAL EXPERIENCE

Founder and CEO (RMO)

Ponta Inc. (DBA Constructionplace.com) - Moraga, CA & Honolulu, HI

1999 – Present

Key Accomplishments

- Developed an innovative homeowner-focused construction and development platform constructionplace.com.
- Created the Magic Budget Calculator to simplify project planning and cost forecasting.
- Established Ponta Inc. as a Service-Disabled Veteran-Owned Small Business (SDVOSB).
- Developed affordable housing and veteran housing concepts focused on small-scale community development.
- Continued advising homeowners and property owners regarding project planning, budgeting, permitting, and construction management services.
- Delivered construction management seminars and taught courses at California State University, Hayward, and Diablo Valley College.
- Author of Construction Management Made Easy, an established industry resource, Construction Like Sushi, and Construction Madde Easy Second Edition.

Founder and CEO (RMO)

TJ Construction Company Inc., Moraga, CA

1983 – 1999

- Directed and completed more than 600 projects, including retail store improvements, office leasehold build-outs, and major shopping center developments.
- Delivered nationwide roll-out programs as Prime General Contractor, providing expert guidance in scheduling, budgeting, and design coordination.
- Led a six-member project team and maintained General Building Contractor licenses in California, Hawaii, and Washington State.

Vice President, Design and Construction

Joseph Magnin Company Inc., San Francisco, CA

1981 - 1983

Directed company-wide planning, design, and construction of 35 new and remodeled specialty stores across California and Nevada.

Director of Store Planning and Construction (RME), Honolulu, HI
Amfac Corporation (Liberty House Hawaii)
1978 - 1981

- Established and led a new planning and construction department responsible for overseeing store renovations and new builds across Hawaii.
 - Collaborated closely with senior executives, designers, and contractors to ensure project alignment, quality standards, and on-time delivery.
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National Director of Construction
The Great Atlantic and Pacific Tea Company, Montvale NJ
1977 - 1978

- Supervised eight Regional Construction Managers across the eastern United States and Canada, overseeing the successful delivery of thousands of construction projects.
 - Directed contract administration, dispute resolution, and due-diligence activities for new builds and remodel programs.
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National Design Manager
The Great Atlantic and Pacific Tea Company, Montvale NJ
1975 - 1977

- Established a headquarters design office to manage and standardize prototype store designs for a 5,000-store national portfolio.
 - Led a successful nationwide rebranding initiative, implementing a new corporate logo and signage across all locations.
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PROFESSIONAL FOUNDATION

Architectural Designer, Project Engineer, and Executive Management Trainee
1966-1975

Developed expertise in architecture, construction, retail development, facilities planning, and project engineering through progressively responsible assignments with prominent organizations including Grodin's of California, Montgomery Ward Company, Lucky Stores, Inc., Alameda Naval Air Station, John Tulloch Company, Modulux, and Congoleum Nairn Company.

Responsibilities included architectural drafting, design development, project engineering, construction coordination, store planning, facilities management, cost estimating, procurement support, and contractor coordination. This experience provided the technical foundation for subsequent executive positions including National Design Manager, National Director of Construction, Director of Planning and Construction, Vice President of Design and Construction, and Founder and President of TJ Construction Co., Inc.

EDUCATION

- **Graduate Studies in Web Design and Management** - San Francisco State University (1999 – 2000)
 - **Executive MBA Studies Communication** - St. Mary's College, Moraga, CA (1990 – 1991)
 - **B.A. Construction Management (DAI)** - San Francisco State University (1966 – 1968)
 - **A.A. Architecture** - Laney College, Oakland, CA (1963 – 1966)
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MILITARY SERVICE

U.S. Army (1959 – 1962) - Military Dog Handler and Forward Observer, Artillery Officer 1st Cavalry Division in Korea. *Honorable Discharge with commendations.*

CERTIFICATIONS & LICENSES

- General Building Contractor's License (California and Hawaii)
 - Certificate in Architectural Drafting – Laney College, Oakland, California
 - 2nd Degree Black Belt, Shito-Ryu Karate
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GROUPS & ASSOCIATIONS

- **Korea Defense Veterans Association** (2025 – Present) Member
 - **Honolulu Shine Club, Honolulu, Hawaii** (2025 – Present) Vice President
 - **Veterans of Foreign Wars (VFW)**, Hawaii Post 1540, Honolulu, Hawaii (2019 – Present) Past Commander (All American Post), currently Benefits Officer
 - **San Francisco State University Alumni Association** (Life Member)
 - **Aloha Shriners Honolulu, Hawaii Legion of Honor** (2007 – Present)
 - **U.S. Army 1st Cavalry Division Association** (Life Member)
 - **Lamorinda Sunrise Rotary Club**, Lafayette, California (1992– Present) Past President and Paul Harris Fellow
 - **Freemasons, Island City Lodge 215**, Alameda, California (1965 – Present)
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PUBLICATIONS

- *Construction Management Made Easy* (1998) – Self-help guide on construction project management. Second Edition coming soon.
- *Construction Like Sushi* (2011) – Reference guide blending construction management tips and making sushi. A useful and fun publication.
- *Construction Management Made Easy – A Practical Guide for Owners Managers and Students*

