

ROBERT S SCHNEIDER P.E.

QUALIFIED SUMMARY

A motivated project-centric management professional focused on developing and maintaining schedules, budgets, and quality control processes through assessments and problem solving on multi-disciplined public or private facility development programs. Factual, timely, and credible approach to written and personal communications that seek to build collaborations with owners, executives, consultants, contractors, and regulators that deliver productivity and revenue to meet business goals. I possess a calm, comprehensive, demeanor that synthesizes financial, technical, and regulatory structures to develop an approach relevant to all levels of public, private, and military audiences.

PROFESSIONAL BACKGROUND

Mr. Schneider career began as civil design engineering in Orange County CA, during a real estate development surge. Working with the latest computer aided design tools and mentoring under seasoned engineers, Mr. Schneider absorbed and flourished in the professional service industry. Along the way Mr. Schneider was able to develop both his written and oral communication skills while dealing with local stakeholders, consultants, contractors, and municipal staff to meet project requirements. He has a solid track record cultivating productive working relationships with valued clients and other stakeholders.

Mr. Schneider gained further experience as environmental requirements proliferated such as Environmental Impact Statements (EIS's), NEPA requirements and compliance, green building analysis, remediation assessments, natural resource management plans including dealing with endangered species, wetland, and watershed impacts.

Mr. Schneider gained strategic experience working with a real estate development companies by participating in facilities planning, design and assessments having completed numerous technical studies that have led to the preparation of life cycle support analysis, cost impacts, budget forecast, risk and mitigation analysis, and financial modeling.

EDUCATION / LICENSE

BS, Civil Engineering, San Diego State University
MS, Civil Engineering, San Jose State University
Project Management Certification - UC Berkeley Extension
Professional Engineer's Registration – California #42912, Guam #1168, Saipan #296
California Contractors State "A" License - #829976

SKILLS / ABILITIES

Fields: Real Estate Development and Site Acquisition, Environmental Planning Processes, Professional Engineering Design Services, Business Development, Business Acquisition, Program and Construction Management

Project Types: Urban Infill / Mixed Use • Brownfield Reuse • Commercial: Retail, Office, Industrial • Detached Single Family Residential • Multi-Unit Residential • Military Facilities Development: • renewable energy • Infrastructure systems including transportation, highways, rail, landfill • Infrastructure distribution *systems* including communication, power, potable water, wastewater, grading, and storm-water.

Planning: prepare scopes of work, schedules, and budgets • land use and transportation planning concepts and zoning issues • local government affairs • cultural preservation • prepare master planning documents which include municipal 'General Plans', project 'Specific Plans' and 'Infrastructure plans' within the context of the National Environmental Policy Act. • EIS Development • Military 'MILCON' planning including NAVFAC and ACOE practices and DD1391 Development

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Design Engineering: modeling and simulation • sewer collection system • sewer pump stations • water distribution systems • site layout • grading & drainage • retaining walls • pile driving • storm-water runoff analysis • roadway planning and design • report writing and analysis, • regulatory requirements including low impact development • specification development including basic facility requirements, Unified Facilities Codes (UFCs), FP-03, construction specification institute • assessment districts • cash flows • net present worth.

Construction: contract development • bonding • bidding and award process • negotiate contract types such as fixed price, fixed price w/ incentives, fixed priced with adjustments, cost reimbursements w/ incentives or fixed price, indefinite quantities, time and material, • Federal Acquisition Regulations • daily/monthly reports • RFIs and change order processing • field inspector • warranties and lien releases • quality assurance and control implementation • dedication and end user transition

Computers: Proficient in: WORD, EXCEL (spreadsheet), OUTLOOK, PROJECT (scheduling), VISIO (graphics) Adobe Acrobat: Engineering Software: HEC_RAS, EPA_NET, TR_55, Understanding in: AutoCAD, ESRI ArcGIS, MSEW, miscellaneous web based tools.

EXPERIENCE

Senior Construction Manager **2014 - 2014**
KPFF Consulting Engineers (Global), Jeddah, KSA

Mr. Schneider provided construction management services for the implementation of a 380 acre real estate development project in Jeddah, KSA. Hi objective was to oversee the general contractor's implementation of a \$55M contract. This work included development of a construction management plan, hiring staff, reviewing the contract and enforcing the contract. This work also included processing all request for information, submittals, and pay applications over the duration of the project. Coordination with local authorities was also required.

Executive Engineer /Business Development **2011 - 2013**
OYO Corporation Pacific, Guam

Mr. Schneider established an office for OYO Corporation of Japan on the island of Guam. His duties encompassed administrative oversight, business development, proposal development and engineering production all geared toward creating a sustainable presence on Guam and expansion into the ring-of-fire. Engineering related work included Pile Driving Observations and the design of an MSEW at Ylig Bridge, Route 3 Traffic Intersection Signal Design, Shoreline Setback Analysis for Bureau of Statistic and Plans, Guam Water Authority District Meter Design, CNMI NPDES Storm-water permitting for Power Plant #4.

Facilities Planning Civil Engineer
2010

Booz Allen, 36th Civil Engineering Squadron, Andersen Air Force Base, Guam

Mr. Schneider provided technical facilities planning input in the form feasibility studies, project descriptions, and cost estimating services.

Construction Manager, Civil Engineer **2009 - 2010**
TG Engineers, PC, Guam

Mr. Schneider developed a construction manager approach for the Layon Landfill project while representing the off-island 'Solid Waste Receiver'. Work effort revolved around interpreting the given contract documents to ensure the project finished in a timely fashion and met the US Environment Protection Agency standards. Managed a field inspector, developed project controls including daily & monthly reports, directed quality assurance efforts from surveying and geotechnical

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analysis, handled all submittals and RFI's. Processes all pay requests on behalf of the Receiver. In addition, designed the storm water ponding basin and six mile long leachate pumping system.

Director of Site Development & Engineering **2007**
Universal Paragon Corporation, San Francisco, CA

Mr. Schneider provided effective leadership during the planning for the reuse of a 660-acre former landfill, railyard, and soil recycling facility. He worked cooperatively with senior management, local and state regulators, technical consultants and the community to develop strategic and tactical plans, schedules and staffing requirements for an EIR process that also complimented other regulatory requirements from ACOE and Department of Fish & Game. He rebuilt the company's reputation by developing, procuring, and presenting technical proposals in support of the EIR process to the City of Brisbane officials. Mr. Schneider successfully established trust and achieved full compliance with established EIR guidelines. He oversaw significant changes to the Specific Plan for a development project that included 1,000 housing units, six million sq. ft. of office/commercial space/convention space, 500-room hotel, 130 acres of public open space, and over \$200 million in public infrastructure to be financed through special assessments and increased property taxes generated by the development.

Vice President of Site Development **2006-2007**
CreekBridge, Salinas, CA

Mr. Schneider directed LAFCO and EIR process for two separate multi-million dollar projects: a 40-acre commercial shopping center, and an 800-acre, 3,300 residential units with 400,000 square feet of neighborhood serving retail space. He built and maintained relationships with municipal agency staff and local politicians to facilitate the timely implementation of the entitlement process. He managed the development of the Specific Plan and zoning revisions for a new-urbanism residential project by directing consultants and coordinating with City staff and included coordinating directly with Caltrans officials regarding design and construction requirements for a new \$25 million freeway interchange. Mr. Schneider negotiated directly with the Alisal Union School District regarding development fees, land transactions, and schedules for the eventual construction of a new 800 student elementary school valued at \$25 million.

Director of Construction **2000-2005**
Catellus Development Corporation, San Francisco, CA

Mr. Schneider was responsible for managing design consultants, contractors and in-house construction managers to implement the construction of \$300 million dollars of public infrastructure in the 300-acre Mission Bay urban infill project consisting of mixed use residential, office, open space and a 43-acre UCSF research campus. He managed separate reimbursement agreements with both UC Regents and MUNI in coordination with their ongoing development and construction efforts in Mission Bay. Mr. Schneider oversaw contract and bidding processes by managing a team of construction managers who oversaw the day-to-day operations of the general contractor. He managed the overall RFI, change order, and dedication process.

Consulting Engineer/Project Manger/Designer **1984-2000**
Companies Berryman & Henigar, Winzler & Kelly, Inc., BKF, Reimer Associates, Kier & Wright California, Guam, Saipan

Mr. Schneider provided services related to various land developments and public works projects. His work assignments included design calculations, technical report development, construction documents preparation, computer aided design work for numerous types of public and private development projects.