

DOEL RIVERA

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CONSTRUCTION MANAGEMENT

Project Planning & Execution • Quality & Design Excellence

Respected professional with 20+ year career delivering superior design, quality, and client satisfaction in the Construction Industry. Solid background leading high-end projects for Fortune 500 and other clients. Proven competency in construction and project management, leadership, client relations, budgeting, and marketing. Organized and trustworthy leader with an unwavering focus on excellence. Honest, organized, and accountable. Fluent in Spanish.

CORE COMPETENCIES

- High-Integrity Leadership
 - Capital Improvement & Tenant Projects
 - Construction & Project Management
 - Creating Scheduling & Quality Systems
 - Industry Knowledge & Experience
 - Valuable Negotiations & Presentations
 - Budgeting, Estimating & Cost Containment
 - Expert Time & Resource Management
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PROFESSIONAL EXPERIENCE

E.J. YORK INC. – New York, NY

1989-Present

Construction Manager- President

Established company vision and provided leadership for E.J. York Inc., a general contracting firm that delivers excellence in design and quality for Fortune 500 and other clients.

Plan and execute high-visibility real estate acquisitions and development / renovation projects to provide clients with unsurpassed quality, service, and design. Manage operational and bottom-line factors such as budgeting, client communication, marketing, and sales. Interact with key decision makers, project teams, Architects, Engineers, and tradesmen. Control costs and schedules. Negotiate contracts. Provide complete project management. *Selected clients include AT&T, Columbia University, General Electric, General Motors, MCI, NBC Studios at Rockefeller Center, Radio City Music Hall, and many others.*

Key Achievements:

- Successfully built 20 East Harlem townhouses in collaboration with the New York City Housing Partnership Program; sold each home before the project was completed in nine months. Received HUD **awards for design, quality, and standards**, and raised the bar for future projects.
- Earned a reputation for honesty, integrity, and accountability – provided a level of skill and **commitment to excellence** that led to major contracts and significant referral business.
- Served as **trusted consultant** for the American Society of Mechanical Engineers (ASME); led lease negotiations and construction management, value engineering, cost tracking, and other services for 100,000-square-foot corporate relocation to Three Park Avenue in New York City.
- Purchased townhouses in Midtown Manhattan and led all aspects of development and renovation; ensured **optimal return on investment** for leased commercial, retail, and residential spaces.
- Recognized as a **dedicated leader and mentor**; proactively trained both skilled and unskilled laborers to serve in respected roles for some of New York's premier development firms.
- **Created quality and safety standards** for high-end renovation projects and introduced processes for tracking costs and signing off construction projects that improved efficiency and productivity.

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ADDITIONAL EXPERIENCE

AMBASSADOR CONSTRUCTION COMPANY – New York, NY

Senior Project Manager

Prepared and presented bids and estimates, and implemented purchase transactions and build-out of retail and corporate spaces in New York City. Supervised a dedicated team of Construction Superintendents, Estimators, and administrative personnel. *Clients included Corporate Property Investors, Estee Lauder, F.A.O. Schwartz, Sanford C. Bernstein corporate offices, and Silverstein Properties.*

J.C. PENNEY CORPORATE HEADQUARTERS – New York, NY

Facility Manager / Assistant Building Manager

Coordinated and directed cost-effective capital improvement projects and directed ongoing preventative maintenance procedures and repairs.

UNITED STATES NAVY – Wadsworth, NY

Designer

Designed military facilities for development throughout the world. Applied strict specifications. Created quality designs for retail and warehouse spaces, weapons storage, and commissary facilities.

EDUCATION AND AFFILIATIONS

B.S. in Construction Management • Pratt Institute School of Architecture – New York, NY

A.O.S. in Construction Technology • I.D.C. – Brooklyn, NY

Training in Management and Architectural Design • United States Navy

Affiliations: American Institute of Architects ~ American Military Engineers ~ Building Contractors Association ~ ASME ~ National Hispanic Business Group ~ Pratt Institute CMA ~ MBE Member