

**Frank Nieves Ayala**  
**PO BOX 242**  
**Canovanas, PR 00729**  
E-mail: [f.nieves.cgn@gmail.com](mailto:f.nieves.cgn@gmail.com), Phone: (787) -649-7447

## **Senior Project Manager**

### **Professional Overview**

Project Manager with eighteen years professional experience in overall planning, management, supervision, controls, coordination and execution of design & construction projects. Experience in the preparation of drawings, guidelines and specifications for Design & Built projects. Experience in managing and planning all work related to the project including work development, estimating project cost, solve engineering problems, work force needed, maintenance work plans, cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, implementing safety procedures, manage client relations and change orders negotiations. Fully bilingual (oral and written communication) in both Spanish and English languages.

### **Knowledge, Skills & Abilities**

- Ability to perform complex engineering cost estimating for concept plans, designs and construction, perform complex technical calculations, identify and recommend most economical and efficient procedures for project design and performance coordinate and supervise the preparation of project scope of work, drawings, specifications and supporting documents.
- Ability to perform complex engineering construction contract documentation, construction process, schedule and execution, as well for any type of modification and for all safety related issues.
- Computer Engineering Applications (**Sure Track Project Manager, AutoCAD**) to prepare sketches, engineering drawings and progress schedules.
- Successfully manage conflictive and simultaneous priorities or tasks and exercise leadership roles.
- Communication skills both, oral and written, in Spanish and English within a multidisciplinary team and people of different backgrounds.
- Knowledgeable in computer operations: MS Word, MS Power Point and Excel; effective Internet research and communication; use of Web-Based applications.
- Positive attitude towards work and great ability towards result oriented output. Excellent Communication/inter personal skills to interact individuals at all levels.

## **Work Experience**

### **Constructores Gilmar Inc.**

PO Box 3152, Guaynabo, Puerto Rico 00970

Job Title - Project Manager

June 2016 – Present

**Camuy Sport Complex** at Camuy municipality, Contract Cost \$1.5 Millions. Project consists in the development of 14 acres of land to build new Camuy Sport Facilities. The project involves earthwork, structural construction, interior finishes, site and parking construction, and site utilities.

**Casa de Cultura y Turismo** at Vega Baja municipality, Contract Cost \$295K. Project consists in the restoration of existing hybrid building (concrete and treated wood). The project involves structural wood roof construction, interior finishes, doors and windows restoration, fire alarm system, electrical and plumbing work.

**Building G Structural Retrofit** at Rafael Martinez Nadal Public Housing, Contract Cost \$199K. Project consists in the structural retrofit of Building G walls and foundations. The project involves push piles installation to avoid structure settlement, new structural foundations, interior finishes, and site restoration.

**Museum of Music** at Guaynabo municipality, Contract Cost \$10.9 Millions. Project consists in the construction of the new Museum of Music Rafael Itier. The project involves structural construction, interior finishes, site and parking construction, special windows installation, fire suppression system underground and exposed water lines and site restoration.

## **Work Experience**

### **CGN Engineering Corp.**

Sabanera # 379, Cidra, Puerto Rico 00739

Job Title - Project Manager

September 2008 – June 2016

Serve as a Project Manager in several design/built project for VA Caribbean Healthcare System facilities (San Juan VAMC), US Army Corps of Engineers and Fort Buchanan US Army Reserve. Plan, manage, supervise, control, coordinate, and execute design & construction

projects. Plan and develop the design and specifications of renovations; new medical building facilities; structural construction projects; and replacement or addition of new mechanical/electrical systems for uses in government facilities including hospitals, multi-story office buildings, steam plants, chilled water plants, electrical substations, emergency generators, high cost medical equipment site preparations and similar complex structures. Prepare drawings, guidelines and specifications for private architect-engineer; Serve as a technical advisor to other Project Managers, engineers, architects, on complex HVAC and/or utilities design problems. Apply intensive and diversified knowledge of engineering principles and practices in a broad area of assuagement and related fields. Responsible for the overall coordination of construction planning, review and evaluation, design, construction, minor and major construction projects. Coordination of all intermediate moves and different special system trades related to the projects; coordination of special systems includes nurse call system installation and requirements, fire alarms, fire protection, medical gases and corresponding third party certifications, graphic controls, redundancy of life safety systems, asbestos or leads abatement and associated engineering controls.

### **Projects**

**Criminal Investigation Division Office** at Fort Buchanan, San Juan, Contract Cost \$290,000. Project consists in the design and construction of the new Fort Buchanan Criminal Investigation Division office. The project involves interior demolition, office reconfiguration, interview and polygraph rooms with one side view windows, bullet proof walls and surveillance cameras system.

**Correct Fire Deficiencies Project**, VA Medical Center San Juan - Design-Built project for the construction of the new fire main water line around the hospital. Construction of a new 160k gallons water cistern and diesel engine pump house. The project includes the removal of existing hydrant and fire risers connection and tie in to the new system. Contract cost \$1.8 Millions

**Fire Alarm Upgrade Phase II**, VA Medical Center, San Juan – Project Manager for the Construction of new Fire Alarm System for Veterans Affairs Medical Center, including new conduits and devices installation. Project Main Building scope includes Asbestos abatement. Contracting Officer US Army Corps of Engineers. Contract Cost \$2.2 Millions

**Center of Disease Control Improvements** - Design and Build Project for renovation of laboratories, replacement of the existing HVAC system and the construction of new storage building. Owner US Army Corps of Engineers. Contract cost \$566K

**Renovate Nuclear Medicine Pharmacopeia Room UPS**, at V.A Caribbean Healthcare System. San Juan PR - complete renovation of the existing San Juan Veterans Affairs Medical Center (VAMC) rooms A-2, A-13, A-14, and Supply, Processing, and distribution (SPD) storage room at Nuclear Medicine to meet United States Pharmacopeia (USP) 797 standards. Contract Cost \$560K

**Pest Control Improvements at CLC Terrace**, at V.A Caribbean Healthcare System. San Juan PR - Design and Build Project for terrace addition and the installation of pest screen at the terrace perimeter including automatic doors, and skylight roof. Contract cost \$380K

**Vieques National Wildlife Refuge, Replacement of La Chiva Lagoon Bridge**, Construction contract for the removal of existing Aluminum Bridge and the construction of new precast box beams bridge for Federal Highway Administration. This project includes cofferdam construction, embankment construction, overseas beam transportation and bridge deck construction. Contract cost \$1.4 Millions

**Softball Field Renovation, Antilles High School Fort Buchanan** – Renovation of existing softball field including infield mix, infield drainage system and site renovation. The project supervision was in charge of US Army Corps of Engineers. Contract cost \$150K

**Replace insulation in Various Areas, Installation of Cathodic Protection System and CLC Room's Casework Replacement**, at V.A Caribbean Healthcare System. San Juan PR – Design and Build Project for some different areas of the hospital. This project includes the renovation of CLC Room's, the insulation in various areas of VA Main Building and the cathodic protection of 1 million gallons water tank. Contract Cost \$1.6 Millions

**Repairs to Building 1318, Fort Buchanan**, San Juan PR – Renovation of interior and exterior of building 1318, including HVAC system, electrical, mechanical and interior work. Contract Cost \$ 150k

**Correct FCA Fire Alarm Upgrade Deficiency Project, VA Medical Center, San Juan** - Construction of new Fire Alarm System for Veterans Affairs Medical Center, including new conduits and devices installation. HVAC system modification and new electrical system installation. Project Main Building scope includes Asbestos abatement. Contract Cost \$3.2 Million

**Elimination of 16 inches Diameter Pipe Crossing Caguitas River and Sanitary Pumping Station, Caguas** - Construction and installation of 42 inches diameter sanitary line at Santa Juana Dev. Contract include the construction of precast box culvert parallel to Muños Rivera Ave. Contract Cost \$ 2.5 Millions

**Diaz & Associates, PSC**

San Juan, Puerto Rico United States

Job title - Project Manager

June 2007 to May 2008

Serve as a Project Manager in the construction of Drug Enforcement Administration's office and US Secret Service's office in San Juan. Responsible for managing and planning all work related to the project including work development , estimating project cost, solve engineering problems, work force needed, maintenance work plans, cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, implementing safety procedures, manage client relations and change orders negotiations. Responsible for submittal approval, schedule revision, Certification of Payment approval for all project interior & security work.

**Projects**

**US Secret Service, San Juan Office**, Millennium Park Plaza, Guaynabo, Project inspection for the construction of new San Juan office, including all interior work, electrical, mechanical, fire alarms, fire protection and security work inspection. Contract Cost \$700,000.00

**Drug Enforcement Administration, San Juan Office**, Millennium Park Plaza, Guaynabo, Project inspection for the construction of new San Juan office, including all interior work, electrical, mechanical, fire alarms, fire protection and security work inspection. Contract Cost \$ 3.5 Millions

## **International Parking Management**

San Juan, Puerto Rico United States

Job Title - Project Manager

June 2007 – May 2008

Responsible for the overall planning, management, supervision, controls, coordination and execution of construction projects. Responsibility for planning and developing the design and specifications of construction projects. Responsible of the preparation of drawings, guidelines and specifications for Design & Built projects. Responsible for managing and planning all work related to the project including cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, and implementing safety procedures.

### **Project**

**Parking Control System & Equipment, PR Convention Center District**, Construction and implementation of parking control system for PR Convention Center District, including concrete and steel structures, access control equipment installation, and fiber optic system for equipment integration with the PRCCD network. Contract Cost \$ 741,575.00

## **SONATA Construction Corp.**

Canovanas, Puerto Rico

General Manager

June 2003 – July 2007

Owner of construction company involve in the managing and planning of all work related to the project including cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, and implementing safety procedures.

### **Projects**

**Julio Rivera Residence**, Colinas Del Unique, Rio Grande, Construction of 4,000 SF house, designed by Casas Criollas whit one level addition. Contract Cost (Man Power) \$95,000.00

**Jose Garrido Residence**, Estancias de San Martin, Rio Piedras, Construction of 2,500 SF house, and Designed by Casas Mi Antojo. Contract Cost (Man Power) \$55,000.00

**Jose Velez Residence**, Paseo Del Prado, Carolina, Construction of 1,120 SF of house addition. Contract Cost \$55,000.00

**Angie Rivera Residence**, Hacienda Carabali, Luquillo, Construction of 3,500 SF house, Designed by Casas Millianguie. Also the contract includes some site improvements and two terrace construction. Contract Cost \$190,500.00

**Roberto Lopez Residence**, La Serrania, Caguas, Construction of 500 SF terrace and family room addition. Contract Cost \$32,000.00

**BBVA San Patricio Branch**, Guaynabo, Construction and installation of pre-cast concrete louvers. Contract Cost \$60,000.00

**El Ceiba Community**, Loiza, Construction of 1,600 SF Community Center, 4200 SF Basketball court and athletic facilities for the Special Communities Program. Sub-contract Cost \$215,000.00

**Guillermo Colon Residence**, Canovanas, Construction of 3,500 SF house, Designed by Casas Millianguie. Contract Cost \$81,000.00

**Don Tello Restaurant**, Catano, Design and construction of the new facilities for Don Tello Restaurant in Catano Bay. Contract Cost \$192,000.00

**Andres Fuentes Residence**, Canovanas, Construction of 4,000 SF house. Contract Cost \$325,000.00

**Juan Fuentes Residence**, Canovanas, Construction of 2,000 SF house, Designed by Casas Borincanas. Contract Cost (Man Power) \$54,000.00

**Antonio Ramos Residence**, Canovanas, Construction of 2,500 SF house, Designed by Casas Millianguie. Contract Cost (Man Power) \$60,000.00

**Ernesto Diaz Residence**, Canovanas, Construction of 2,300 SF house, Designed by Best Homes. Contract Cost (Man Power) \$85,800.00

**CMA Architects & Engineers, LLP**  
San Juan, Puerto Rico United States  
Job Title - General Engineer  
January 2003 – December 2005

Serve as Project inspection. Responsible for submittal approval, schedule revision, Certification of Payment approval, all project inspection including structure and site work and documentation of all legal issues.

### **Projects**

**Usbal Housing Project**, Canovanas PR, Project inspection for the construction of 141 houses property of the Puerto Rico Housing Financial Authority. Contract Cost \$10 Million

**Usbal Remediation Plan**, Canova as PR, Responsible for the remediation of a contaminated area in the project property of the Puerto Rico Housing Financial Authority. The project consists in build a 30 Ft deep slurry wall, around a contaminated area in a 2000 SM lot. Contract Cost \$700,000.00

**Pan American Grain Silos**, Catano PR, Responsible for the inspection of 9,000 CY continues concrete placemen 24 hours shift. Responsible of subcontractor coordination, reinforcement steel inspection, concrete placement inspection, slip form inspection and concrete test coordination. Contract Cost \$ 8,000,000.00

**New Improvement in Urban Center**, Morovis PR, Responsible for the inspection of all underground utilities such as AEE Electrical conduits, water distribution system, sanitary sewer system and telephone system. Supervising all civil work related to streets improvements in Morovis Urban Center. Also the reconstruction of the, Plaza Publica de Morovis. Contract Cost \$ 4,000,000.00

**New Electronic Library**, Morovis PR, Responsible for the inspection of all finishes work at the new Electronic Library. Contract Cost \$ 800,000.00

**Construction of New Plaza Pellejas**, Morovis PR, Responsible for the inspection of all finishes work at the new Plaza Pellejas at Morovis Municipality. Contract Cost \$ 650,000.00

**Kiewit Construction**

San Juan, Puerto Rico United States  
Job Title – General Engineer  
January1999 - January2003

**Chief of Surveying**

Responsible for layout and grade all kind of structural and finishing works in Rio Piedras Project. Coordinate with Subcontractors all related to project alignment. As-Built all subcontractor work for payment certification. Responsible for Survey Controls maintenance, purchasing materials, scheduling, and implementing safety procedures.

**Utility Engineer**

Responsible for planning all aspects of the restoration work of Rio Piedras Urban Train Project, including cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, and implementing safety procedures. Responsible for plan and solve design problems in all Utilities work including, Electrical, Sanitary, Storm Sewer and Water utilities with the subcontractor for Rio Piedras Project.

**Structural Engineer**

Structure and formwork Designer for Urban Train Project, Rio Piedras and University of Puerto Rico sections. In charge of shoring and wall form design, material availability, operation planning and inspection. Control Budgeted quantities take-off.

**Drafting Manager**

Lift Drawing preparation and coordination following pour schedule, solve design problems, submittals, and Field Design memos. Coordinate construction sequences with Superintendent. Preparation of Primavera project schedules. Assist Survey Team with structure location and layout.

**Projects**

Tren Urbano, Rio Piedras and Universidad Underground Stations, Contract Cost \$500 Million

**Marmolejo Contractor, Inc.**

Toa Baja, Puerto Rico United States  
Job Title - Field & Office Engineer  
June1998 - January1999

Assisted the Project Manager with all aspects of the job, including cost control, safety, quality control, purchasing materials, submittals, subcontractors, fulfilling contractual requirement, scheduling, filling out time cards, indoctrination of new employees, holding weekly safety meetings, implementing safety procedures, and human resources.

### **Projects**

EPBM Tunnel Pre-Cast Liner, Toa Baja PR, Construction of 5500 pre fabricate concrete segment to be use as a EPBM Tunnel liner in Tren Urbano underground segment Project between Rio Piedras Station and Universidad Station. Cost of subcontract \$5,000,000.00

### **F & J Construction, Inc.**

Canova as, Puerto Rico United States

Job Title - Field Engineer Intern

July 1994 – May 1998

Group supervisor, Gained experience with technical and construction inspection, project progressive status reports, change order, payroll and Project Management.

### **Projects**

**Clinica De Salud Mental San Patricio**, Puerto Nuevo PR, Sub- Contractor for the reconstruction of 140 office inside of a Federal Protected Building, used as a mental disability hospital. Cost of subcontract \$325,000.00

**Auto Bano**, Bayamon PR, Sub- Contractor for the construction of automatic carwash building. Our contract consist in build three structure to be use for Carwash area, Quick-lube building and Administration office. Cost of subcontract \$145,000.00

**Reconstruccion y Construcion de aceras y encintados**, Culebra PR, Sub- Contractor for the construction and reconstruction of curbs, gutters and sidewalk in some wards for the Municipality of Culebra. Cost of subcontract \$55,000.00

### **Sousa Surveying Service**

San Juan, Puerto Rico United States

Job Title - CAD Operator

June1993 - June1994

Experience with survey and computer programs related such as Cogo PC, Eagle Point Surface Modeling. Land Survey equipment operator.

### **Education**

#### **Polytechnic University of Puerto Rico**

377 Ponce de León Ave. Hato Rey, PR 00918

Date of Attendance: August 1992 through April 1998

**Degree: Bachelor of Science, Civil Engineering, June 1998**

### **Certificates, Licenses & Professional Continuous Education**

**Construction Quality Management For Contractors Course**, U.S. Army Corps of Engineers 5 year's certification, (04/21/2009)

**16 Hrs. OSHA Operation & Maintenance of Asbestos** (03/15/2009)

**How to use and handle portable fire extinguisher** (02/15/2009) Proper use and handling of portable extinguisher OSHA certification

**30 Hrs. OSHA Construction Industry Training Course** (02/15/2009)

**Fall protection safety training** at Colegio de Ingenieros de Puerto Rico, San Juan Puerto Rico, (09/15/2005)

**Shoring design Course, Omaha Nebraska.** (11/15/2002) Peter Kiewit and Sons, Inc., Shoring School at Denver, CO. Form work design course, including shoring design, form work design and shop drawings & soffit form work design. The course includes material estimate, design and shop drawings preparation.

**Scheduling Course, Omaha Nebraska.** (10/15/2001) Peter Kiewit and Sons, Inc., scheduling school at Omaha NE. Project schedule preparation from bid documents, using construction management methods and computer programs as Primavera, Sure track and Microsoft Project.

**Engineering Fundamentals, Omaha Nebraska.** (04/20/2000) Fundamentals of Engineering School, Peter Kiewit and Sons, Inc., at Pacific Junction IA. Equipment training, basic estimate course and fundamentals of engineering