

**Louis F Glasier**  
3505 Fairway Dr.  
Cameron Park, CA 95682  
530-672-2740  
loug@glasierbi.com

**Senior Construction Project Manager**  
Specializing in Super Market, Restaurant, Commercial and Light Industrial

### **Profile**

Results oriented, hands-on Senior Project Manager with over 25 years of expertise in all aspects of the construction industry. A verifiable track record for the successful completion of multi-million dollar projects including design build, medical/dental, industrial, commercial, retail, restaurant and residential.

### **Areas of Expertise**

#### **Construction Management**

- Develop and maintain customer relationships.
- Evaluate project construction documents and specifications.
- Project budgets, project buyout and cost control.
- Contract negotiation and administration.
- Comprehensive project scheduling showing detailed project timeline, critical delivery dates, milestones and critical coordination meetings (pre overhead, pre roofing etc.)
- Management of multiple projects from hand-off through completion.
- Job site coordination of subcontractors, superintendents, foreman and crews.
- Manage job site compliance with SWPPP and IIPP programs.
- Project document control that includes submittals and RFI's through COR logs and Change Orders.
- Coordinate project close out.

#### **Project Estimating**

- Review bid documents and specifications
- Selective material and labor take offs
- Selection of subcontractors and vendors
- Evaluate subcontractor bids, prepare bid documents and submit proposal

#### **Additional Experience**

- OSHA 10 Hour certificated. Tilton Pacific Construction – Started developed and maintained the safety program including a comprehensive IIPP, safety training and incentive program and accident investigation.
- National SWPPP training certified. Tilton Pacific Construction – I Established and enforced TPC's SWPPP program that included all training and job site compliance.
- IT Manager – Tilton Pacific and HBH – Administered and maintained the computer systems for both companies. Designed and installed a new MS SBS server and network. I managed all network, email and web security. Created and managed the websites for HBH and Tilton Pacific. Integrated

estimating functions into the websites that streamlined the estimating process and saved 10's of thousands of dollars. I also provided all IT training including computer skills, MS Offices products, project scheduling (MS Project and SureTrack).

- Design – Designed 2 restaurants including MEP calculations and layout. Completed all architectural drawings and coordinated structural and MEP design build drawings. Designed and construction of residential remodels and additions. Designed and built custom furniture for select customers.

### **Outstanding Commercial Construction Projects:**

**Cintas Laundry Facility:** This was a ground up design build tilt-up project in Sacramento County. Because it was design build I was involved in the plan check and permit process from start to finish. At the time Sacramento County plan check was 6 months for first review so I selected an approved expeditor to conduct an outside review and was able to cut the time down to 30 days. I was involved with the design and bidding from the beginning which included proposal review and selection of MEP design build contractors. I was responsible for the coordination of the design team through the Construction Set and subsequent changes and revisions. In order for this project to meet Sacramento County clean water provisions a water reclamation system was installed that included large concrete in ground retention tanks and a large reverse osmosis water filtration system.

**Safeway - Kings Beach:** This was a ground up project where the new store was built behind the existing store. Because of the negative impact on the surrounding community the existing store remained open until the new store was operational. There was extensive site work required to meet TRPA storm water mitigation requirements that included the development of a system of retention ponds, pump stations and because of a very high water table a permanent dewatering system. This particular project shared property with a golf course and required modifications to existing greens and construction of a new driving range.

**Safeway - Pollock Pines:** This was another ground up store being built to replace an existing store. Because of restraints of the lot size the new store had to be built around the existing store and in 2 phases. The first phase was built along the West side and behind the existing store. When the first phase was completed and opened to the public we demolished the existing store and completed the construction of the new store. There was extensive site work on this project that also had to be completed in 2 phases to accommodate Safeway customers. There were many safety and health issues that had to be addressed on a daily basis including adequate ADA access through the construction site and temporary public toilet facilities. Other challenges included working through the winter with several feet of snow, sub freezing temperatures and areas of permafrost. I introduced the use of a hydroponics snow melt system that saved Safeway over \$60,000 as compared to an electric system.

**Serrano Maintenance Facility:** This was a mass grading project where we built 2 large ponds and the maintenance yard. We had to construct a temporary dam to block the flow of Screech Owl Creek until the new ponds, culverts and spillway were fully constructed and landscaped. We then removed the temporary dam to begin filling the ponds.

**Safeway Danville:** This was a remodel expansion project where we added 10,000 square feet to the store and switched the location of and expanded the Bakery, Deli, Seafood and Meat departments.

**Cameron Park Shopping Center:** This was a design build project that included the demolition of an existing Safeway, the construction of a new ground up Safeway, new shop buildings and site redevelopment. On this site underground utility locations could not be located accurately and we had to

hire an underground forensics company to pinpoint their locations. It was discovered that the water and sewer lines ran under the location of the new Safeway and had to be re-designed. The entire parking lot was regraded to comply with ADA. The new Safeway had a 1 hour rating because of it's proximity to the property line. Because this was a design build project I was able to redesign the 1 hour envelope in a way that saved Safeway approximately \$50,000 as compared to the Arden Safeway that was also a 1 hour rated building.

**Ralph's Grocery Store:** Successfully completed Ralph's remodels. Each one had a duration of 10 weeks and included a complete décor remodel, new flooring and reset. The Deli, Meat, Bakery and Fish departments were completely relocated. Ralph's VP of Construction was very pleased with our performance and after having problems with another contractor in the bay he contracted with us to take over and complete the project.

**Other projects:**

Safeway décor remodels – Clear Lake, Lakeport, Fort Bragg, Reno and Sparks.  
Safeway Lifestyle remodels – South Lake Tahoe, Truckee, Rancho Cordova, 2 in Chico and Pollock Pines.  
Albertsons – Pad ready in Roseville and a remodel on Bradshaw Rd.  
Design Build Veterinary/Dental– 4 Dental offices, orthodontics office building, an oral surgery center and Elk Grove Veterinary Hospital  
Restaurant Remodels and Pad ready and with full site – McDonalds, KFC, Taco Bell, Del Taco, Ed Deveviks, Pollys Pies, Bombay Bicycle Club, Good Earth, Chucky Cheese, Marie Calendars and Redbud Café.  
Residential construction – Custom homes, high production single family tract homes, custom remodels and additions, custom finish carpentry, custom cabinetry and furniture.

**History**

Wesseln Construction: Foremen – Residential construction	1971 - 1981
Carlson Design and Construction – General Superintendent – Restaurant Const.	1982 - 1992
Self employed - Restaurant Maintenance and construction	1992 - 1994
Sierra View Construction – Project Manager – Design build and commercial const.	1994 - 1999
Tilton Pacific Construction – Project Manager- Design build and commercial const.	1999 – 2006
HBH Construction – Project Manager – Commercial and restaurant construction	2006 – 2010

**References** available upon request