

Theresa DeMarco

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Experienced construction management professional offering a track record of successfully overseeing project development and construction in a variety of arenas. Natural talent for building and maintaining positive, productive relationships with owners and developers, architects, engineers, and building officials. Strongly team-oriented, while bringing a lifetime of entrepreneurial instinct to the table.

**Municipal and Political Relations
Develop and Oversee Budgets
Lending Compliance and Reporting**

**Preconstruction Due Diligence and Design
Liaison with Project Consultants
Owner Representation**

Emmerson Construction, Inc., Carlsbad CA

SENIOR PROJECT MANAGER (2016-2021)

- Owner Representative working directly with the development team during preconstruction, permitting and entitlement stages providing construction consultation and overseeing project budgeting.
- Lead consultants during design development and construction phases to achieve specific requirements relating to lending agencies, conditions of approval, municipality requirements, and owner/investor expectations, specializing in ADA construction requirements (CASp training).
- Manage and oversee construction activities throughout the project's life cycle, including turnover to operations.
- Employee hiring, training and oversight: created and implemented a new training program for Project Managers and Superintendents to achieve uniform performance and conformance to company policies and procedures.

Crown Acquisitions, Inc., Dana Point, CA

PROJECT MANAGER (2015-2016)

- Project management of multi-family projects in Los Angeles including management of architects, designers, civil and structural engineers.
- Supervision and training of assistant PM, administrative assistant and field superintendent.
- Initiated and managing integration of accounting systems for new general contracting department, establishing new systems for budgeting, tracking preliminary notices, lien waivers, insurance documentation and risk management. Implementation of Project Management Software (Builder Trend) and training staff.

Marrokal Design and Remodeling, San Diego, CA

PROJECT MANAGER (2013-2015)

- Project management from start to completion of custom, high-end remodeling projects. Implementation of new design and engineering into existing homes, managing all trade contractors, vendors, inspections and field modifications as required.
- Responsible for project schedule, bid submittal and negotiation, change orders and budgets, quality control and client relations.
- Talented at working with existing site conditions, design changes, and municipalities to resolve issues and keep projects running smoothly and on schedule.

Design Build Advisors, Carlsbad, CA

PROJECT MANAGER (2008 – 2013)

- Integrative project design including pre-construction analysis. Coordination of structural evaluations, soil engineering, and site survey. Providing review of local zoning codes and building restrictions to ensure project feasibility and optimal planning.
- Complete project management including contract review and negotiation on behalf of clients, contractor management, product selection and quality control through completion.
- San Diego Green Building Council: Green Assistance Program, consulting with Balboa Park for LEED certification. LEED BD+C Study Group, Co-facilitator training professionals to obtain LEED credentials.

Centex Homes, Corona, CA

SENIOR SUPERINTENDENT (2006-2008)

- Field oversight of 3 new neighborhoods, building 138 homes from start to completion in a two-year period while reducing project overages, raising customer satisfaction ratings and maintaining the highest quality standards.
- Managed as many as 20-30 crews and the simultaneous construction of 30-40 homes, including utility installation, rough and final grading, landscaping, and methane mitigation. Scheduled and supervised all sub-contractor work, enforced scopes of work, and performed quality inspections.
- Resolved a series of structural plan-revisions that were negatively impacting the production schedule. Implemented a smoother inspection process, meeting milestones and developing amicable relationships with building inspectors.
- Received recognition as expert liaison creating synergy between inspectors, architects, engineers and subcontractors, along with outstanding OSHA and SWPPP compliance on projects.

DeMarco Construction, Inc., Commerce, MI

GENERAL CONTRACTOR & PROJECT MANAGER (1999-2005)

- Designed and built custom construction projects including new homes, spec homes, large additions, multi-family renovations, and commercial tenant improvements.
- Completed large scale insurance repair projects on multi-family housing including coordination with engineers, designing, estimating, permitting, and awarding of subcontracts.
- Headed business development and sales campaigns, increasing yearly business volume by 235% within a three-year period. Managed project budgets, contracts and scopes of work, change orders, lien waivers, construction loan draws, and RFI's.

Pulte Homes, West Bloomfield, MI

SUPERINTENDENT (1997-1999)

- Managed the construction of multiple tracts of new homes, bringing them to completion on time and with exceptional quality.

Certification and Training

Member- San Diego Green Building Council

Member- International Code Council

Co-Facilitator LEED Building Design + Construction Study Group

Microsoft Project

SoftPlan (building design software)

LEED AP BD + C Study Course (2013)

OSHA 30-hour/First Aid Certification

SWPPP compliance Certification and Implementation

MS Excel, Word, Outlook, PowerPoint, Bluebeam

ADA Training (CASP certification in progress)