



AHAM E. NWEDE

PORTFOLIO OF SELECT PROJECTS, ROLES AND RESPONSIBILITIES

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BACKGROUND:

- B.Tech, MSc., Architecture.
- Over 23 years managing all aspects of AEC projects from design to occupancy.

ROLES:

- Consultant
- Owner's Representative
- Construction Manager
- Senior Project Manager

SKILLS / RESPONSIBILITIES:

- Liaise between owner, AE team, contractors, and end users.
- Selection of Architects, Engineers and Contractors.
- Manage the development of the project budget.
- Acquisition of required agency approvals.
- Preparation of preliminary budgets, Cost Estimating and Value Management.
- Strategic planning and scheduling.
- Manage close-out process and documentation.
- Risk identification, management and resolution.
- Contract preparation, review, negotiations and change management.
- Business development and client satisfaction.
- Staff mentoring and development.
- P & L responsibility and reporting.
- Strong computer skills, expert knowledge of Microsoft Office 2010 suite (Word, Excel, Project).

PROJECT TYPES:

- Shell & Core
- Tenant Improvement
- Civic and Administrative
- Retail, Residential and Commercial
- Ecclesiastical
- Industrial and Manufacturing
- Restaurant and Hospitality



PARTIAL PROJECT LIST BY BUILDING TYPE

AVIATION PROJECTS

- Tucson International Airport, Concourse A Remodel, Tucson, AZ
- TIA, Concourse B Restaurant Remodel, Tucson, AZ (\$7.2m)
- Terminal 2 Renovation, plus 2 restaurant build-outs, LAX, CA
- Terminal 5 Renovation, LAX, CA
- Terminal 7—Wolfgang Puck Café, LAX, CA

EDUCATIONAL FACILITIES

- California Polytechnic University, Student Union Center, Pomona, CA (\$26.5m)
- Burbank Unified School District – Joaquin Miller Elementary School (school playground, classrooms and parking structure renovations), Burbank, CA (\$4.5m)
- Loyola Law School, Girardi Advocacy Center, Los Angeles, CA (\$8.5m)
- Loyola Law School, Rains Library, Los Angeles, CA (\$4m)
- MCA/Universal Children Center, Universal City, CA (\$4m)
- Warner Brother's Studios Children Center, Burbank, CA (\$5.2m)
- Caltech Administration Building, Pasadena, CA (\$3m)
- LACC Lab
- USC Norris Dental Laboratories, interior renovation/addition, Los Angeles, CA (\$6.75m)

COMMERCIAL / CORPORATE OFFICES / ECCLESIASTICAL

- Leo A Daly, tenant improvements in downtown high-rise, Los Angeles, CA (\$1.2m)
- St. Paul the Apostle Catholic Church, addition to existing church, Chino Hills (\$6.5m)
- Holy Name of Mary Catholic Church, San Dimas, CA (\$8m)
- Lucent Technologies Building 1 West, a 4,000 square foot core and shell support building. (\$7m)
- Development and Community Services Center, Burbank, CA (\$38m)
- Operation Hope Banking Centers / Cyber Cafes, Various Locations in S. Ca (Non Profit)
- Dolores Mission Plaza Improvement, Los Angeles, CA (\$0.55m)
- CSEA, El Monte, CA.
- Krikorian Theatres 13plex Remodel, Corona, CA.

RESTAURANT

- Porto's Bakery & Café, 18,000 s.f. ground up, Downey, CA (\$5.6m)
- TAPS Fish House & Brewery, 14,000 s.f. ground up white table cloth restaurant, Corona, CA (\$7.5m)
- Bourbon Street Bar & Grill, interior renovation, Fullerton, CA (\$0.5m)
- UMMBA Grill, interior build-out at Westfield Shopping Center Food Court, Century City, CA (\$1.2m)
- EAT on Sunset, interior remodel, Hollywood, CA (\$1.2m)

PARTIAL PROJECT LIST BY BUILDING TYPE (CONT'D)

- Howdy's Taqueria, interior build-out, Culver City, CA (\$0.75m)
- Chin-Chin, interior remodel, West Hollywood, CA (0.5m)
- Cheesecake Factory, 10,000 s.f. interior build-out, Newport Beach, CA (\$6m)
- A Pacific Café, 6,500 s.f. interior renovation of dining area, Honolulu, HI (\$2.5m)
- Les Deux Café, retrofit and relocation of existing structure, Hollywood, CA (\$3m)
- UCLA Hedrick Hall, renovation of campus dining hall & kitchen, Los Angeles, CA (\$4m)
- Daily Grill, interior expansion, Newport Beach, CA (\$0.6m)
- Woodfire Bagel, interior remodel, Century City, CA (\$0.3m)
- Coffee Shop and sitting area inside Nordstroms, Beverly Hills, CA (\$0.2m)
- Zenzero Restaurant, interior build-out, Santa Monica, CA (\$1.2m)

RETAIL

- Birns & Sawyer, interior build-out of equipment sales and rental facility, Hollywood, CA (\$2.4m)
- GTE Phone Marts, fast track simultaneous renovation of six (6) retail facilities, (Hawaii & California) (\$2.5m)

RESIDENTIAL PROJECTS

- Grant Residence, Design / Build ground up hillside home in Mt. Washington area, Los Angeles, CA (\$0.85m)
- Smith Residence addition and remodel, Beverly Hills, CA (\$0.6m)
- Stein Residence addition and remodel, Santa Monica, CA (\$0.75m)
- Houser Residence remodel, Lakewood, CA (0.15m)
- Vista Street Residence, Duplex conversion to single family residence, West Hollywood, CA (\$0.25m)
- Doctor's House, 2nd story addition and remodel, Van Nuys, CA (\$0.35m)

CONCRETE STRUCTURES (CAST-IN-PLACE / PRE-CAST)

- Lucent Technologies Wafer Fabrication, a 20,000 square foot design/build project, Irwindale, CA (\$56.25m)
- Porto's Parking Structure, Downey, CA (\$2m)

DESIGN & ADMINISTRATION

- Watts Skills Center, south Central Los Angeles, CA
- Shapiro Residence, Malibu, CA
- Barbacoa Restaurant, Newport Beach, CA
- Beverly Hills Mansion, Beverly Hills, CA
- Sizzler & McDonald Fast Food Restaurants, Various Locations, CA
- Warehouse at Naval Base, Oxnard, CA

TRANSFERABLE SKILLS

STRATEGIC PLANNING

LOGISTICS PLANNING

P & L RESPONSIBILITY

CHANGE MANAGEMENT

SCHEDULING



PROGRAM & CONSTRUCTION MANAGER

HOTEL DIEU

Senior Housing Project, Los Angeles, CA (\$30m)

Size: Phase I –16,000 s.f. commercial kitchen.

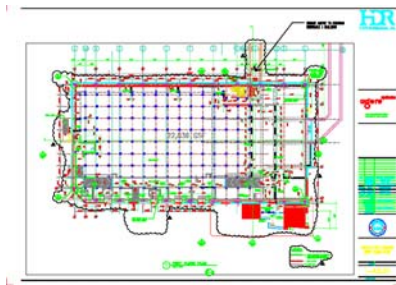
Phase II –80,000 s.f., 113 unit, senior housing facility.

Description: Ground up construction of a housing project for senior citizens. The project is located adjacent the existing senior housing facility and includes a chapel and underground parking.

Roles: Construction Manager with oversight over a staff of 5 persons, and the General Contractor's staff.

Responsibilities include:

- Worked with the owner's to define project goals and deliverables.
- Managed the process of selecting the AE team.
- Worked with AE team to define project scope and budget.
- Selection of a General Contractor and other service providers for the construction operation.
- Liaising between the owner, AE team and construction team.
- Contract negotiations and claims resolution.
- Agency approvals and acquisition of necessary permits.



WAFER FABRICATION BUILDING

Lucent Technologies, Irwindale, CA (\$56.25m)

Size: 20,000 s.f.

Description: A 20,000 square foot design/build project of a tilt up manufacturing building.

Role: Program and Construction Manager.

Responsibilities include:

- Manage two Project Managers and multiple superintendents.
- Program management and implementation, managing post construction activities.
- Utilities identification, coordination and implementation to ensure timely delivery.
- Scheduling, budgeting, financial reporting and P & L responsibility.

OTHER PROJECTS

- Lucent Technologies Wafer Fab, Alhambra, Ca.
- Dolores Mission Plaza and Parking Lot, Los Angeles, Ca.
- Krikorian Theaters at The Promenade Shops in Dos Lagos, Corona, Ca.



CONSTRUCTION MANAGER

BRONCO STUDENT CENTER

California Polytechnic University, Pomona, CA (\$26.5m)

Size: 54,000 s.f.

Description: Ground up construction and partial remodel of the student's union building at Calpoly Pomona. The project was located in the middle of the campus with full exposure to student traffic and adjacent to the student library as well as lecture halls.

Roles: Senior Construction Manager with oversight over a staff of over 10 persons, not including owner's staff who were assigned to the project.

Responsibilities include:

- Strategic planning of project implementation to ensure project goal is met, and managing the overall budget.
- Liaising between the owner, AE team, trade contractors and vendors. Contract negotiations and claims resolution.
- Ensuring that bid packages are in compliance with applicable laws.
- Managing construction and post construction activities
- Change directive management to ensure accuracy.
- Agency approvals and acquisition of necessary permits



COMMUNITY SERVICES BUILDING

City of Burbank, CA (\$38m)

Size: 60,000 s.f.

Description: Preconstruction effort of a LEEDS Gold, three story, ground up office building to house the Development and Community Services departments of the City of Burbank.

Role: Senior Construction Manager.

Responsibilities include:

- Team leader responsible for ensuring that the AE team complied with the project goals.
- Managing the LEED scorecard to ensure project compliance with LEED objective.
- Managing the AE team to ensure timely response to project deliverables.
- Coordination of project meetings and goal setting sessions with city.

OTHER PROJECTS

- CalPoly Pomona Parking Structure I, Pomona, Ca.
- Photonics Manufacturing Facility, Burbank, Ca.
- Leo A Daly office relocation and remodel, Los Angeles, Ca.



SENIOR PROJECT MANAGER **GIRARDI ADVOCACY CENTER**
Loyola Law School, Los Angeles, CA
(\$8.5m)
Size: 15,000 s.f.

Description: Ground up, three story building, designed by Frank O. Gehry, located in the middle of the campus. Sensitivity to the student program and class activities was a key concern for the school.

Role: Senior Project Manager.

Responsibilities include:

- Senior Project Manager with oversight of five staff members on site and accounting staff at the main office
- Managing the project budget prior to start of work to ensure that the architect's design was in conformance with the overall project budget. Responsible for managing post construction activities.
- Negotiating contracts, change management and claims resolution
- Developed and implemented a digital document flow that reduced the use of paper by over 75%



JOAQUIN MILLER ELEMENTARY SCHOOL
Burbank Unified School District, Burbank, CA (\$4.5m)

Description: A renovation of an existing school playground, classrooms and parking structure for the Burbank Unified School District performed during the summer vacation in order to minimize the impact of student activities.

Role: Project Manager.

Responsibilities include:

- Budgeting, scheduling, financial reporting, negotiating contracts and claims resolution.
- Worked closely with DSA

OTHER PROJECTS

- Loyola Law School, Rains Library, Los Angeles, Ca.
- MCA/Universal Children Center, Universal City, Ca.
- Warner Brother's Studios Children Center, Burbank, Ca.
- Caltech Administration Building, Pasadena, Ca.
- USC Norris Dental Laboratories, interior renovation/addition, Los Angeles, Ca.
- Holy Name of Mary Catholic Church, San Dimas, Ca.
- St. Paul the Apostle Catholic Church, Chino Hills, Ca.
- Verizon Wireless MTSO, Santa Ana, Ca.



PROJECT MANAGER & SUPERINTENDENT

PORTO'S BAKERY & PARKING STRUCTURE

Downey, CA (\$6.5m)

Size: 18,000 s.f.

Description: Ground up construction of a Bakery Restaurant and a Parking Structure in the city of Downey, California.

Roles: Project Management and supervision of the field work.

Responsibilities include:

- Project planning, scheduling and coordination of trade contractors, vendors and service personnel.
- Liaise between owners, trade contractors and city personnel to resolve compliance issues.
- Scope definition and buy out of trade contracts.
- Scope development and change management.
- Manage the close out process and transition.
- Agency approvals and acquisition of necessary permits



BIRNS & SAWYER

Hollywood, CA (\$1.2m)

Size: 7,500 s.f.

Description: Tenant improvement build out of a premiere Hollywood movie equipment rental facility, inside an existing pre-stressed concrete building.

Roles: Project Management and supervision of the field work.

Responsibilities include:

- Managed a staff of two, including a superintendent and field engineer.
- Contract negotiations and change management.
- Scope definition and buy out of trade contracts.
- Prepare & monitor budget on a weekly basis for review with owner.
- Prepare and manage project schedule.
- Manage weekly team meetings, and issue minutes.

OTHER PROJECTS

- Cheesecake Factory, Newport Beach, Ca.
- California Schools Employee Association Office, El Monte, Ca.
- California Institute of Technology Admin Building, Pasadena, Ca.
- Ummba Grill at Century City Shopping Center, Century City, Ca.
- TAPS Fish House & Brewery, Corona, Ca.



November 3, 2009

TO WHOM IT MAY CONCERN
RE: AHAM NWEDE

Aham Nwede worked for me as a Senior Project Manager from 1997 to 2004 while I was the Vice President/Division Manager of Turner Construction Company prior to my present employment with Kajima.

I greatly enjoyed my 7 years of working with Aham. He has a tremendous ability to deal with different challenging situations. His commitment to excellence was very evident in the several high profile projects in which he was the Senior Project Manager responsible for the success of the projects. Aham is an excellent listener and is able to effectively resolve conflicts while maintaining the respect of the different stakeholders.

For example, on the Loyola Law School of Los Angeles' Girardi Advocacy Center designed by Frank Gehry, Aham was able to provide preconstruction services dealing with issues including design, cost, site logistics, and coordination with different departments within the School. Consequently he led his team to complete the project on time and within budget even in the midst of a dense and active urban environment. His determination to succeed, commitment to resolve issues, and relentless "can do" spirit to develop a team working environment were the keys of success of the project. He won the trust of Frank Gehry, an architect who is well known for his iconic architectural design.

Another representative project was the Cal Poly Pomona Student Union Project. Aham and his team were selected to take over a project which was substantially behind schedule (the previous contractor was terminated and our team was selected to turn around and finish the troubled project). The project cost was also substantially over the university's budget. Aham quickly assessed the legal and contractual challenges on the project and had the job moving forward. He also developed value engineering suggestions to reduce the total project's cost. In the process of turning around the Student Union project, Aham won the trust of Cal Poly and was seen in the client's eyes as their advocate, not just the builder. The end result was that the project was completed with glowing praise from both Cal Poly's facility staff and Student Union staff.

I am proud to recommend Aham. His professionalism, hardworking attitudes, and relentless team spirit will certainly enable him to be a trusted leader in his field.

Should you have any questions, please contact me at 323-353-0200 cell.

Sincerely,

A handwritten signature in blue ink that reads 'Elmond Wan'.

Elmond Wan
President
Kajima Construction Services, West

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CONSTRUCTION

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