



DOUGLAS J. HEACOCK

CONSULTING EXPERIENCE

- Provides expert services in the areas of surety related construction default and construction defect projects.
- Provides claims analysis, litigation support, and extensive document review, analysis and preparation. Involved in several multimillion-dollar surety bonded default projects. Also provided supervision for completion work of such projects.
- Provides onsite testing, analysis and supervision of corrective work for construction defect claims.
- Involved with settlement negotiation in contract, payment and project closeout disputes with contractors and owners in both private and public work.
- Schedule analysis as it pertains to critical path impacts do to various issues.
- Provides analysis of construction accounting practices including company financials, A/P and A/R, insurance and tax reporting, prime and subcontract agreements, etc.

CONSTRUCTION EXPERIENCE

Comprehensive background in construction management with extensive experience in the construction of commercial, industrial and residential construction for more than sixteen years. Project experience includes but is not limited to: office, retail, restaurants, medical, schools, hotels and high-end custom and semi-custom residential.

PROJECT MANAGEMENT/ESTIMATING

- Project managed and estimated both new construction and high-end renovation projects. Administered all aspects of projects including design/build on multiple projects simultaneously.
- Managed projects in approximately 12 states in both union and non-union environments from California to New Jersey.
- Responsible for the procurement of design professionals and contractors, contract negotiation and administration.
- Review and evaluation of design and construction documents including value-engineering considerations.
- Coordination with local municipalities including city planning and design, zoning and permitting.
- Obtain all required permitting with local City and or State government agencies.
- Complete project estimating (hard-bid and negotiated) and subcontract administration.
- Schedule preparation, scheduling of contractors, project tracking.
- All project correspondence including submittals, RFI's, billings, change orders, budget control, and all related report preparation through to closeout.
- Managed and/or supervised all aspects of construction from preliminary design through project completion.
- Assisted in company restructuring including development of new policies and procedures; and employee reviews, hiring and termination.

EXPERIENCE

- 2003-Present **Sage Associates, Inc.;** Newport Beach, California and Northern California
- Consultant
 - Provides consulting and expert services in the areas of surety related construction default and construction defects.
- 2001-2003 **Jenison Construction, Inc.;** Charlotte, North Carolina
- Project Manager / Estimator
 - Small commercial builder specializing in both the medical and technology industries. Currently estimating and managing the company's larger projects from conception through closeout.
- 1999-2001 **Heacock Companies, Inc.;** Phoenix, Arizona
- President
 - Independent Consultant to Sage Associates, Inc. (formerly Sage Construction Consulting). Provided expert services in the areas of surety related construction default and construction defect projects.
- 1998-1999 **Cohen Contracting, Inc.;** Phoenix, Arizona
- Project Manager
 - Large commercial builder focused on new ground-up construction. Was hired primarily to take over and/or assist with problematic projects including bringing a new resort hotel out of the ground to completing three large school projects simultaneously. Conducted all aspects of project management including running independent off-site office to complete previously mentioned school projects.
- 1996-1998 **C3 Construction, Inc.;** Phoenix, Arizona
- Project Manager
 - Medium sized commercial builder specializing in resorts and high tech facilities. Traveled for company building large 100,000 sq. ft. + call centers in both Tennessee and North Carolina for Cigna Healthcare having full PM/superintendent responsibilities. Spent remaining months in main office estimating and managing projects while assisting the GM and CFO in creating all new policies and procedures for the company.
- 1994-1996 **Price Woods, Inc.;** Mesa, Arizona
- Project Manager/Superintendent
 - Medium sized company with a high-end custom, semi-custom residential division as well as commercial division specializing in high-end retail facilities. Traveled the country building high-end retail stores on accelerated schedules. Occasionally running multiple projects in different states to take over troubled projects. Spent final year in Arizona building million dollar plus semi-custom homes in a private golf community. Handled all infrastructure work and brought the houses out of the ground through drywall before turning them over to the back-end superintendent. Managed as many as 15 of these million dollar plus homes under construction simultaneously on accelerated schedules.

1993-1994

Sunstate Builders; Tempe, Arizona

- Assistant PM/Project Manager
- Large commercial builder specializing in large new design-build ground-up construction. Started by assisting multiple project managers on multimillion-dollar projects for the first couple of months. Responsibilities varied from project to project. Started managing light industrial and production facility projects. Eventually starting new out-of-the-ground project a couple of months prior to moving on.