

## Mr. Derek Graham

### Curriculum Vitae

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### EXECUTIVE SUMMARY

Derek Graham is a seasoned construction professional who ‘came up through the ranks,’ beginning by ‘working the tools’ in his father’s woodworking shop. His years of field work experience includes private, commercial, and public construction projects, carpentry, millwork, cabinetry, and mechanical/electrical/plumbing coordination.

Mr. Graham’s decades of administrative experience includes Senior Scheduler, Chief Estimator, Senior Project Manager, and Director of Operations. While he ‘cut his teeth’ in the high-end custom residential and commercial construction industry in New York, he attended night school to work towards his Bachelor of Arts Degree in British Literature, from Hunter College, New York (1991).

In 2006 McGraw-Hill Technical Book Group published his book “Managing Residential Construction: Strategies and Solutions.” Derek has also acted as a construction defect expert witness within the construction industry on numerous defect and delay civil litigation matters.

Derek’s experience ranges from high-end residential to major commercial and educational construction projects, including: MTA Second Avenue Subway, MTA East Side Access Tunnel Project, Fulton Street Transit Center, several SUNY Stony Brook Campus projects, Four Seasons Hotel, New York, One Central Park West, NY, and 660 Park Avenue, NY.

Mr. Graham’s experience working in all facets of construction, from laborer to senior project manager in both residential and commercial construction gives him the unique ability to opine on broad aspects of a wide range of construction delays and defect cases, from both practical and theoretical perspectives, and field and administrative perspectives.

### Career Summary

2017 – Present Senior Scheduler Pizzarotti-USA, NY, NY

**Worcester, MA:** 27 June St., Worcester, MA 01602

**Orleans, MA:** 179 Brick Hill Rd, Orleans, MA 02653

**New York, NY:** 4768 Broadway New York, NY 10034

Current assignments

- 1 Seaport, NY, NY, 58 story luxury condominium
- 151 Maiden Lane, NY, NY, 36 story Marriot
- Amity Houses, Brooklyn, NY, 6, 5-6 story luxury townhouses

2009-2014 Senior Scheduler **DACK Consulting, White Plains, NY**

- Instituted P6 CPM scheduling and scheduling oversight for major transit, utility, educational, and private developer facilities: MTA, DEP, SCA, NYPA, SUNY, and CUNY.
- Generated hard-bid and conceptual estimates for major projects - >\$200M, from drawings manually, and with digitizer all CSI divisions
- Instituted LEED USGBC tracking and reporting program through LEED 2009.
- Prepared mentor course studies for professional and institutional agencies, including Columbia University.
- Conducted quarterly material and labor cost escalation and economic studies for major transit entities.

2006-Present Expert Witness, **REPI, NY, NY**

- Provided testimony in defect and delay claim cases.
- Generated case preparation claims and counterclaims. Provided forensic evaluations of project timelines (CPM schedules). Testified in three states.

2005-2007 Chief Estimator, **Uberto Construction, NY, NY**

- Chief Estimator/Senior Project Manager for high-end residential general contractor. Contracted and managed design-build and CM contracts, and negotiated-bid contracts Budgets ranged from \$600-\$1,500/SF

2000-2004 Senior Project Manager, **Clark Construction Corp., NY, NY**

- Facilitated and maintained multiple high-end hospitality, office, commercial, retail, museum, and residential clients
- Pre-construction manager for 5 Star Hotel modernization, to include coordination of MEP systems, BMS integration, and transition from core to fit-out
- MEP estimator on larger projects

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1998-2000 Director of Operations, **RD Rice Construction Inc., NY, NY**

- Directed thirty-five employee interior CM/GC, to include three project managers, six superintendents, and one estimator. to facilitate \$40M annually in high-end product to the high-end residential, commercial, medical, and retail sectors
- Developed and implemented construction management system to accommodate large projects
- Managed facility/property management and upgrade programs for all clientele

1994 - 1998 Chief Estimator/Project Director, **3-D Construction Inc., NY, NY**

- Coordinated sales and estimating departments of mid-sized General Contractor, to include preconstruction, contract negotiation, scheduling, and change orders
- Acted as Chief Estimator/Senior Project Manager for negotiated and competitive bid projects.
- Developed and implemented pilot construction management and administrative systems, to include procurement, estimating, change orders, and project management

1992 – 1994 Contractor, **National Woodworks, Inc., NY, NY**

- Finish carpentry, architectural millwork, and cabinetry services, licensed and operated in Tri-State area.

1985 – 1992 Tradesman

- Field mechanic, from apprentice to finish carpenter, millworker, and superintendent. Approximately 200 different projects in the NYC metropolitan area

**Education**

Bachelor of Arts, **Hunter College, NY, NY**

- Major: English, Concentration in British Literature
- Minor: Art History
- Honors, and Dean's List

**Certifications:**

- OSHA-30 hr. Part 1926, Safety and Health Regulations for Construction

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### **Prior Testimony:**

- Martel v. Tintle, deposition testimony, County of Nevada, CA (2008)
- Molina v. Faust, deposition testimony, United States District Court-Southern District of NY, (2016)
- Pinta v. Park Hotels and Resorts, Inc., deposition testimony, United States District Court-Southern District (2017)

### **Publications:**

- ***Managing Residential Construction: Strategies and Solutions*, McGraw Hill Technical Book Group, (New York: 2006).** Generated 550 page illustrated hardcover construction management textbook for leading technical publisher, geared toward educational institutions, and industry design and construction professionals. The book is used in Graduate Study, at **Columbia University, NY.**

### **Select Major Projects:**

- MTA, Phase I Second Avenue Subway Project, NY, NY. Bid leveling and cost projections for \$4B TBM and open-cut and cover mining/lining, tunneling, structural, architectural and MEP underground rapid transit system, from East 96th to 63rd Streets (2009-present)
- MTA Fulton Street Transit Center, NY, NY. Preconstruction cost consulting, estimating, and bid leveling, for 157,000SF, \$200M transit hub, and offices (2010-present)
- MTA, Fulton Street Transit Center: Corbin Building, NY, NY: Historical Restoration of 1888 Francis Kimball early skyscraper. Preconstruction cost consulting, estimating, and bid leveling for \$60M Historical Restoration and transit hub integration (2009-present)
- MTA, Fulton Street Transit Center, Dey Street Concourse and R/W Underpass NY, NY. Structural reconfiguration, and architectural and MEP upgrades for \$27M underground rapid transit station, platforms, and concourse (2009-2011)
- MTA, East Side Access, NY, NY. Construction of underground connection and terminal for LIRR, from Jamaica to GCT. (2011-present)
- MTA, Construction of Facilities Core and Shell, Number 7 Line Extension, Site J Systems Building and Station Entrance, NY, NY. Estimating and cost leveling

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of 121,000 SF transit facility, to include tunneling, and core and shell work (2010)

- MTA, Construction of Facilities MEP, Number 7 Line Extension, Site A (\$18M) J, K, and L Systems Buildings, NY, NY. Estimating and cost leveling of systems facilities, to include tunnel ventilation, HVAC, electrical, plumbing, and fire protection (2010)
- MTA, Construction of Facilities MEP, Number 7 Line Extension 34 Street Station, NY, NY. Estimating and cost leveling of 111,000SF systems facilities, to include tunnel ventilation, HVAC, electrical, plumbing, and fire protection (2010)
- SUNY Stony Brook, West Side Dining, Stony Brook, NY, Expansion of student dining and cafeteria, including modernization and upgrade to existing facility, and new, attached facility.
- Four Seasons Hotel, Floor NY, NY: Pre-construction Project Manager for \$17M five star hotel upgrades. MEP and BMS coordination for the Presidential and Ambassador Suites. Administrator of project web based FTP site. Architect: Peter Marino, Architect (2003)
- Kayo Largo Four Seasons Resort, Fajardo, Puerto Rico, Conceptual estimate of \$300M 230 room five-star resort (2012)
- 1 Central Park West, 49-51 Floor, NY, NY, Project Manager of 20,000 SF, \$19M high-end residential tenant fit-out project, to include MEP systems, structural reconfiguration, and general construct and finishes. Administrator of project web-based FTP site. Architect: Helfand Meyerberg Guggenheimer/Office of Peter Rose (2001)
- 660 Park Avenue, NY, NY, senior project manager of \$12M high-end residential rehabilitation of neoclassical historical pre-war floor-through Park Avenue brownstone apartment house. Architect: Peter Pennoyer, Architect (2006)
- Managing Residential Construction: Strategies and Solutions, (McGraw Hill Technical Book Group, New York: 2006). Authored 550 page illustrated hardcover text for leading technical publisher, geared toward educational institutions, and industry design and construction professionals. The text is used at Columbia University, Master's in Construction Administration Program (2006)

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