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PROFILE

A distinguished career in project development, planning, and construction Management with a history of success in reducing cost and improving processes. An innovative, energetic, and proactive leader with vision as well as the proven ability to accomplish project goals and operational business objectives. Possess a range of skills and experience that would offer success with any company or business.

CAPABILITES

- Project development, construction management, and team leadership skills
- Project cost estimating, budgeting, value engineering and feasibility assessment
- Superior analytical and critical thinking skills with a meticulous attention to detail
- Preparation of contract proposals and contract negotiations
- Ability to partner with a variety of staff across functions and levels
- Strong organizational and creative problem solving.
- Customer relations/liaison with owners, developers, and design team
- Ability to organize construction plans and specifications under Governmental Regulations

PROFESSIONAL EXPERIENCE

SAZEI GROUP LLC. KIRKLAND, WASHINGTON

03/2013- Present

Principal

- Perform feasibility analysis and underwriting for potential projects. Manage pre-development, design/coordination, value engineering, cost estimating, budget forecasting, scheduling, and project development with strong grasp of local zoning and design regulations through delivery.
- Prepare and maintain project performance metrics that include pre-development budget, development budget, and project timeline. Manage project finance including communication and coordination with debt/equity partners. Perform market analysis/positioning studies for potential projects.
- Manage external partners: architects, market data consultants, environmental consultants, community organizations, and political officials. Collaborate closely with Construction team to ensure construction is implemented per specifications and project protocols; coordinate with both field personnel and subcontractors regularly to maintain project schedule, budget, quality workmanship, and process Change Orders. Prepare and supervise completion of project closeout.
- As a project director, supervise preparation of design and construction documents for permit, bidding, and contract execution. Provide guidance to design team on design and specification issues. Interfused design alternatives and construction techniques to meet project value-engineering objectives.
- Support business development team in preparation of response to RFP and RFQ followed by public presentation.

Turner Construction-International Division

03/2010- 02/2013

Senior Project Manager

- Provided program, design management, and construction management on a DESIGN-BUILD contract of the *new Financial District (World Class Project) with a project budget of \$ 3.7 billion* including Risk Management, Planning, and establishing project protocols for multiple facilities consisting of Hotels, Offices, and Residential Mid-rise to High-Rise towers.
- Managed the design development process among world-class designers for the entire project. Interfaced with the owner project team to ensure design assumptions and specifications are interpreted and implemented as planned. Provided technical support, training, and supervised project team in achieving constructability review for various major building elements including core structure, cladding system and interior finishes.
- Performed full range of project management responsibilities including project planning, project execution and value engineering, budget preparation and cost estimating, bid process and contract negotiations, monitoring project control systems in terms of schedule and cost, and implementing project quality assurance program
- Developed project standard operating process and procedures. Executed and managed complex tasks in the area of Project Controls, focusing on improvement of processes, mentoring, training, and implementing compliance. Conducted group meetings, presented project highlights with focused briefings to all levels of management.
- Provided guidance, direction, and specialized assistance for the resolution of difficult and complex project control problems. Communicated with clients representatives, attended senior management meetings at all levels, and provided statistical reports on project progress and control in the project risk management.

BUCHAN DEVELOPMENT INC. BELLEVUE. WA.

06/2003 – 02/2010

Development Design Director

- Established project objectives, policies, procedures, and performance standards. Managed land use and plat development process, procurements, and budget preparation for mixed-use commercial and integrated residential communities.
- Provided overall management for the construction of the plats, structures, etc. This Included directing and managing the contractors, overseeing all construction activities to ensure project timeline and budget are fulfilled, building and assembling the necessary project team, and coordinating with the project designers to facilitate design and specification parameters.
- Represented the company in project meetings, public presentations at City Council, hearing examiners meetings, and other public forums. Interacted in all developmental phases of the contracts including the necessary guidelines during preconstruction phase in collaboration with the client's requirements.
- Managed financial aspects of contracts to assure project goals are carried through. Provided support and knowledge in all areas of construction from site development through delivery and final acceptance.

TURNER CONSTRUCTION CO. SEATTLE, WASHINGTON

02/2000- 06/2003

Project Manager

- Involved in Project management of Seattle's largest (\$ 485 Million) sport facility "Seahawks Stadium & Exhibition Center". Achieved operational objectives by contributing information and recommendations to strategic plans and reviews; prepared and completed action plans; implemented productivity, quality, and project execution standards; resolved problems; completed audits; identified trends; determined system improvements and implemented changes. Developed, managed, and supervised project quality assurance program.
- Maintained communications with client, construction and design team (Design-Build Project) to facilitate successful project execution in terms of time, budget, and quality.
- Managed meetings on weekly basis with owners, developers, contractors, and design team on design development, value-engineering, cost control, change order generation and approval process, and progress payment request review and approval.
- Monitored/controlled all aspects of pre-construction phase including bid packages, estimating, qualifications /assumption narratives, closedown meetings/negotiations and contract preparation.
- Identified project potential risk areas, prepared risk management logs and related reports to achieve proper resolutions. Acted as a mediator/expert witness to resolve existing contractual problems throughout and at completion of projects.
- Provided technical assistance to all members of the project team, resolved problems in various phases of construction and prioritized critical activities to meet project overall goals.
- Developed earthquake assessment program and established procedures for retrofit and recovery of time and cost.

Project Involvement: Washington State Football Stadium (Seahawks), Seattle, WA.

Fred Hutchinson Cancer Research Center, Seattle, WA.

Lincoln Square Preconstruction, Bellevue, WA.

MORSE CONSTRUCTION GROUP, INC. EVERETT, WASHINGTON 04/1998 - 02/2000

Project Manager

- Managed and supervised construction of several private and public works projects.
- Strategized, developed, and managed development programs exceeding 15 million.
- Prepared value engineering, estimating, bid preparation, scheduling, contract change proposals, and cost reports.
- Provided customer relations and performed duties as a liaison with owners, and consultants.
- Monitored project cost control and budget distribution.
- Routinely anticipate, identify, and resolve construction issues.

Project Involvement: Willamette Industries Inc. Industrial facilities, Albany, Oregon

City of Seattle, Water Improvement Facilities, Seattle, WA.

US NAVY, Water Improvement Facilities, Pearl Harbor, HI

PT CONSTRUCTION INC. SEATTLE, WASHINGTON

12/1994 - 4/1998

Project Manager

- Under the rehabilitation program by FEMA, managed construction of full seismic upgrade/retrofit programs for City of Seattle bridges. Additionally managed and coordinated the construction program of the passenger terminal drives expansion project at Seattle-Tacoma International airport.
- Administered contracts and prepared risk management reports, estimating, and scheduling.
- Prepared contracts, progress payments; negotiated contract change conditions, and settlements.
- Developed client relations and resolved technical and contractual issues through project design and construction stages. Monitored critical activities to achieve project goals.

Project Involvement: City of Seattle (Bridge Seismic Retrofit -Ballard, Fremont)
Port of Seattle (Sea-Tac Airport Parking Seismic Upgrade)
Port of Seattle (Sea-Tac Airport Terminal Drives Expansion)

APPLIED ENGINEERING, KIRKLAND, WASHINGTON

03/1991 - 12/1994

Project Manager

- Developed and managed various phases of design and construction including: design schematics/conceptual planning, evaluation and feasibility, design development, construction documents, contract administration and construction support for various phases of construction projects (including institutional, commercial, and industrial facilities).
- Supported clients and contractors throughout the bidding process and procurement of contract.

Project Involvement: Boeing Company Facilities, Renton, WA.

KPFF CONSULTING ENGINEERS, SEATTLE, WASHINGTON

04/1989 - 03/1991

Project Engineer

- Managed design phase of several key projects from conceptual planning to final design & permitting.
- Provided design alternatives to meet project budget goals for both core and shell for various buildings/facilities including: Institutional, Commercial, & Medical).
- Engaged in project development process with major developers and the affiliated general contractor to achieve project goals through superior planning, execution, and strict adherence to the core values of Integrity, and Quality.
- Managed contract administration and construction support phases. Prepared project Planning Guidelines, Progress Reports, Risk Logs, and Project Closeouts Procedures.

Project Involvement: Seattle Art Museum (SAM), Seattle, WA.
2nd & Seneca building, Seattle, WA.
Fred Hutchinson Cancer Research Center, Seattle, WA.

SCI CONTRACTORS, INC., SEATTLE WASHINGTON

12/1987-04/1989

Project Resident Engineer

- Supervised and managed the design and construction (Design-Build) of the structural support systems for shoring and tieback of the underground tunnel structure (Seattle Metro Transit Project).
- Developed design criteria for structural support system of interior claddings that reduced cost by approximately 50%.
- Developed quality standards and maintained procedures for testing, evaluation, and approval of manufactured system components.

Project Involvement: Downtown Seattle Metro Transit Project, Seattle, WA.

PASCHEN CONTRACTORS, INC., SEATTLE, WASHINGTON

02/1986-11/1987

Project Resident Engineer

- Managed and coordinated concrete and structural steel activities during various phases of design and construction. Prepared feasibility studies, cost estimates and developed contract agreements.
- Developed design criteria, and specification on Design- Built portion of the project on the construction of \$ 185 Million; Washington State Convention and Trade Center.

Project Involvement: Washington State Convention and Trade Center, Seattle, WA.

LLOYD POWELL & ASSOCIATES, KIRKLAND, WASHINGTON **04/1985 - 02/1986**
Project Resident Engineer

- Supervised, managed, and implemented design development and construction management of the Design-Build parking structure for U of W.

Project Involvement: Triangle Parking Garage, University of Washington; Seattle, WA.

SYMONS CORPORATION, REDMOND, WASHINGTON **07/1981-04/1985**
Branch Engineer

- Supervised Seattle branch engineering department and provided technical assistance and construction-engineering services to contractors, owners, architects, and engineers.

**Project Involvement: Columbia Tower (Bank of America Tower.), Seattle, WA.
Century Square Tower, Bellevue, WA.**

EDUCATION

B.S. Civil Engineering, 1981, Seattle University, Seattle, WA

SKILLS

Advanced software skills: Excel, Access, MS Project, PowerPoint, Timberline, Primavera-P6, Prolog, Document and Materials Controls System (DMCS), and Engineering related software(s).

REGISTRATION

Licensed Professional Engineer—Washington State (P.E.)
Member of American Society of Civil Engineers (ASCE)