

CHRIS CHAPEL

Chicago, Illinois

chapel@ameritech.net ~ www.chrischapel.com

INNOVATIVE CONSTRUCTION EXECUTIVE

Process Optimization ~ Project Control ~ Cost Control ~ Schedule Control

Visionary executive with proven history of cycle time reduction, increased profitability and faster construction delivery. Background includes process optimization, project controls, cost control, construction planning and scheduling and project management for a wide variety of construction projects. Additional capabilities include:

- Team Building and Leadership
 - Budget and Cash Flow Analysis
 - Forecasting
 - Change Management
 - Cost and Resource Loaded Scheduling
 - PERT Analysis
 - Business Development
 - Systems Integration
 - Quality Control
 - Estimating & Job Costing
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CAREER ACCOMPLISHMENTS / PROFESSIONAL EXPERIENCE

d'ESCOTO, INC., Chicago, IL

2004-Present

Senior Project Manager/Budgets Manager

- CTA, Chicago, Illinois. Budgets Manager for the Chicago Transit Authority Capital Improvement Program Management department. Ensure proper funding levels, monitoring and reporting on program/project expenditures. Coordinate project funding, ensure the project cash flow is adequately funded. Monitor commitments and expenditures gathered from ERP system, produce budget section of Program Status Report. Develop secure, user friendly reporting system integrated with information from Oracle ERP, Primavera scheduling software, and custom contract/change order application. Responsible for the development and automation of a Slow Zone Tracking system. The Slow Zone Tracking system is integrated with a custom relational database to programmatically insert slow zones into the AutoCAD drawing.
- University Station, Chicago, Illinois. Project Manager for the d'Escoto/GC joint venture on a \$36,000,000 condo conversion. The project is a renovation of a cold storage building into 231 loft condominiums. Involved with the pre-construction activities, including, preparation of the cost estimate, bidding, scope review, subcontractor walk-throughs, and scheduling.
- CHA – 916-1000 Wabash Renovation, Chicago, Illinois. Project Manager. Assisted with master schedule development and budget information cost and document control, quality and change control, billing and payment deliverables, ongoing site inspections, and project closeout.

FREDRICKSON KRJ, INC., Chicago, IL

2002 – 2004

Vice President Information Services

- Reduced cycle time, controlled projects with less risk, and increased productivity for all business and construction processes through development and implementation of an integrated project controls system.
- Better profitability management by creation of forecasting tool integrated with financial management system.
- Sales and marketing for construction services.

B2BILT INC., Chicago, IL

2000 – 2002

Vice President - Technology

- Designed, developed, and directed the technology team in the building of the proprietary and patented technologies presented at the Harvard Real Estate, Construction and the Internet Conference 2001.
- Proved a 43% time savings and 19% cost savings, on a project completed for Sabre, that is documented in a Harvard University case study showing how better planning and execution, enabled by technology, can lead to better overall results.
- Won the prestigious Chicago Sun-Times Business Innovation Award.

LOGIC a VOA COMPANY, Chicago, IL

1999-2000

Manager of Application Services

- Responsible for design, development, sales and marketing of a suite of data-driven web applications for the AEC Industry called Falcon™.
- Streamlined the document routing and approval process.

A. EPSTEIN AND SONS INTERNATIONAL INC., Chicago, IL

1998 – 1999

Software Engineer / Programmer

- Developed procedures for reporting, distribution, and filing of General Ledger, Accounts Payable, Accounts Receivable, and Job Costing and a third party integrated Accounts Receivable system for Eastern Illinois University.
- Developed a capacity planning and optimization model for strategic planning and scheduling of production for Favorite Brands International's many plants.
- Developed a project controls system, integrated with Microsoft Outlook and Deltek Advantage accounting software, used to manage construction. The system is used to manage projects in Chicago and for the Warsaw Financial Center in Warsaw, Poland.

d'ESCOTO, INC., Chicago, IL

1994 – 1998

Systems Control Manager ~ Cost Control Manager ~ Project Engineer

- Created "a state of the art project control system, developed in house specifically for this project (Northwestern Memorial Hospital Redevelopment Project) – to manage the monumental volume of paperwork generated by this project" as stated in *Construction Digest* Vol. 10 October 14, 1996.
- Designed and implemented systems to manage and control the construction contracts, changes, and additional commitments for the \$580 million Northwestern Memorial Hospital project.
- Responsible for project expediting, cost control, requests for information, field engineering, submittals, payment applications, handling correspondence, and other project management duties. Managed the \$17.5 million General Conditions contract, \$2.5 million Security and CCTV contract, and \$450,000 Site Security contract.

A. EPSTEIN AND SONS INTERNATIONAL INC., Chicago, IL

1992 – 1994

Schedule Project Manager ~ Estimator

- Established, closely monitored, and controlled the design schedule, budget, and staffing levels for the highly publicized \$675 million McCormick Place Expansion project.
- Analyzed and coordinated design changes with project directors, department managers, sub-consultants, and project developer.
- Created procedures and database management systems for managing contractor Requests for Information, shop drawings, invoicing and accounting.
- Automated systems to track progress for staffing and scheduling.
- Developed automated system and models for conceptual quantity and cost estimates. Reviewed and analyzed current construction trends to provide cost information for our estimates.

MUSEUM OF SCIENCE AND INDUSTRY, Chicago, IL

1991 - 1991

Projects Scheduler

- Established procedures and models for estimating, planning and scheduling projects.
- Developed methods used for calculating budget and cost share proposals used for the U.S. Navy project.
- Coordinated schedules for the division's many projects.

BMW CONSTRUCTORS, INC., Calumet City, IL

1989 - 1990

Planner / Scheduler**EDUCATION**

Purdue University, West Lafayette, IN

Bachelor of Science Degree in Building Construction Technology, May 1989**COMPUTER KNOWLEDGE**

Software/Programming: Microsoft SQL Server 2000, MS Access, Microsoft Office, Microsoft Visio, Microsoft FrontPage, Microsoft Project, Microsoft Project Server, Primavera Project Planner, Primavera Expedition, Citadon ProjectNet, Constructw@re, Timberline, and MC2.

QUALITY

- Completed Organizational Dynamics, Inc. (ODI) quality training program.
- Committee member of A. Epstein and Sons International, Inc. Customer Focus Pillar. Quality Achievement Award.