

ARTURO SANTIAGO-RIVERA, MARCH, MBA

PROFESSIONAL CREDENTIALS

Architect-in-Training License 18126
Commonwealth of Puerto Rico
Commissioned Florida Notary Public
DD851806
USACE Construction Quality Manager
(2008-2013)
OSHA 30Hrs Construction Safety &
Health 600323693
NCARB Intern Development Program
(IDP) 96250

EDUCATION

UNIVERSITY OF PHOENIX
Phoenix, AR
*College of Graduate Business and
Management – Online Campus*
Master of Business Administration – 2008

UNIVERSITY OF PUERTO RICO
San Juan, PR
School of Architecture
Master of Architecture – 1999
(1998) Thesis of Architecture
*“Pharmaceutical Facilities
Architectural Design”*
Bachelor of Environmental Design – 1989

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
College of Architects and Landscape
Architects of Puerto Rico (CAAPPR)
Construction Specification Institute (CSI)
Project Management Institute (PMI)
US Green Building Council (USGBC)

Arturo Santiago-Rivera, Assoc AIA, an intern senior architect and project manager with 20 years of professional practice, has focus his career in provide to the clients quality consulting services in the programming, planning, development, construction and management of Architectural-Engineering projects. Santiago has played an active role as both a designer and manager throughout all phases of a project, from the initial conception and studies through document completion, bid, negotiation, construction, and project closeout, including familiarity with regulatory approval procedures and processes. Santiago has applies technical expertise and project management experience to manage project teams on conventional and unconventional projects. Also performs project functions of production coordination, planning, organizing, directing, controlling, financial management and marketing assistance. Functions as a mentor to associate project managers and technical professionals to assist in their technical training and development.

Santiago primary objective resided in *“to collaborate and implement comprehensive services for the build environment, based on the integration of information technologies and project management fundamentals for design decision-making, high quality construction documents, and construction planning and performance predictions resulting in a quality in design, construction, and project deliverable on time and within budget.”*

With over 20 years of professional practice experience, Santiago has a strong business development, administration and technical-oriented background in the areas of architectural programming and planning, construction working drawings, building codes and standards, construction contract administration, project construction management, construction inspection, ADA accessibility compliance, and advanced information technology skills. Experienced in the management and execution of architectural-engineering projects, Santiago has been responsible for the design, coordination, management, construction administration, project control, and inspection of a variety of building type's, including apartment buildings complex, shopping centers, schools, cultural centers, banking facilities, airport facilities, transportation projects, public works and government facilities a portfolio valued at more than \$700 million, exceeding 1 million square feet.

Santiago has dealt in the management, negotiation, administration and monitoring of construction projects generating and analyzing project CPM schedule, cost

estimates, and prepare-analyzes cash flow forecast. Implementation and preparation of management and cost procedures, project schedules based on Primavera Systems Software and/or Microsoft Project application are task performed by Santiago. Review of shop-drawings, submittals, samples, payment request, and related contract documents administration are knowledge performed with procedures of field visit observations, staff supervision, and construction inspections.

Santiago has dealt with the office administration process, which includes architectural design and production, projects disciplines coordination, ADA consultant, and staff coordination and supervision for various governmental, residential, and commercial projects. He have provided success services and effective solutions to the clients for the proper planning and management of the projects and be responsible for budgeting and resources, preparation of budget and cash flow forecasting for bank mortgage loans, scheduling and monitoring, negotiation and contracting, group team coordination and leadership.

In the area of Information Technologies, Mr. Santiago has worked and directed the development and implementation of technology systems to support the execution of the conception, planning, development, and construction of commercial, transportation, and residential projects. Duties include planning of the corporate LAN infrastructure, acquisition of computer systems and cables infrastructure, configuration, programming and administration of network servers. Mr. Santiago has coordinate and develops the installation and implementation of Primavera Systems Applications (Primavera Project Management and Primavera Expedition) and Timberline Office for Real Estate Developer, and provided supporting and maintenance to each of the implemented products systems. Implementation of specific CAD standards and CAD management procedures, document control, PC troubleshooting, and LAN administration are duties developed and performed by Santiago.

ABSTRACT OF WORK EXPERIENCE

>> *Accessibility Compliance* <<

- * PR Maritime Transport Authority Ferryboats Terminal Facilities Accessibility Compliance (2006-2008)
 - Consultant to PRMTA on the survey, evaluation and development of strategies and modifications recommendations of the existing terminal facilities for accessibility compliance under ADA Law Title II and Title III sections and ABA Law. Serve as expert witness for PRMTA on accessibility issues and resolution of conflicts between parties. Estimate modifications cost \$1.1 Millions.
- * PR Public Building Authority Government Building Facilities Accessibility Compliance (2002-2004) – Project expert consultant and contract administrator in the evaluation and development of strategies and construction documents for existing governmental facilities compliance and accessibility under ADA Title II. Administration of the Contract for Construction for 22 ADA modifications projects as representative of a local architectural firm. General administration duties, review of submittals, RFI responses, field observation visit, problem solver. Final construction cost \$5.0 Millions.
- * Banco Popular de PR Branch's Facilities Accessibility Compliance (1993-94) – Project architect and coordinator of a staff group of three architects and four CAD technicians. Evaluate, design, and provide recommendations for the compliance of all 164 BPPR branches in Puerto Rico area in accordance with the new ADA Law accessibility regulations. Final construction cost: \$5.0 Millions.

>> ***Airport Facilities*** <<

- * Jose Aponte de la Torre Airport New Terminal Bldg and Airfield Improvements, Ceiba PR (2008) – Assist and coordinate the design and plan review for compliance with Puerto Rico building codes and regulatory standards for a 46,000 square feet passenger terminal facility and airfield improvements including rehabilitation of an 11,000 feet runway and taxiways. Serve as design group liaison for the new facilities with PR Ports Authority, US Custom, TSA, and USDA APHIS PPQ. Prepare and coordinated all necessary plans for the off-airport wayfinding signage. Major duties include coordination and meeting with client and local/federal agencies, and the administration of the contract for construction. Final construction cost \$25Millions.
- * New ARFF Building Facilities at LMM International Airport (SJU), Carolina PR (2001-2002) – PR Office project coordinator on the design and plan review for compliance with Puerto Rico building codes and regulatory standards. Serves as client liaison for the new facilities at LMMIA with LMMIA Rescue Administration and PR Ports Authority. Duties included coordination and meetings with client and local permitting agencies. Administration of the contract for construction as a support of the Puerto Rico Ports Authority. General administration duties, review of submittals, RFI response, field observation visit, problem solver. Final construction cost \$3.7 Millions.
- * Isla Grande Regional Airport Need Study, San Juan PR (2001-2002) – Assist in the collection of historical airport data. Prepare and do interviews to airport users, airport concessionaries, and related governmental agencies with interest and/or concerns of the development and planning of projects in the Isla Grande Peninsula. Resources and investigation of future projects developments in the Isla Grande Peninsula and Condado area.

>> ***Commercial / Retail*** <<

- * Plaza Las Piedras Shopping Center, Las Piedras PR (1999) – Assistant architect and drafting support for a 100,000 square feet and freelance lots commercial building. Periodic construction field observations visits as A/E firm representative. Final construction cost \$10.0 Millions.

>> ***Entertainment / Cultural Facilities*** <<

- * Centro de Arte y Cultura, Luquillo PR (1998-1999) – Design architect and project coordinator for the development of an institutional/recreational facility consisting of three buildings and parking area. Buildings included an Amphitheater (500 seats), Museum (2 exhibitions areas) and a Theater (520 seats). Construction documents coordination and development. Administration of the Contract for Construction. Field observation visits. Evaluation of shop drawings, application for payment, clarifications, Project closeout. Institutional project consisting of three buildings with parking area. Final construction cost \$8.0 Millions.
- * Identificación y Paseo Lineal Luquillo Ciudad Bicentenario, Luquillo PR (1998) – Design and coordinate all project duties as project architect. Construction documents coordination and development. Periodic construction field observations visits as A/E firm representative. Final construction cost: \$400,000.

>> ***Government / Municipal*** <<

- * PR Highway and Transportation Authority Construction Management Integrated System (CMIS) (2007) – Provide consulting services to PRHTA in the planning, design, implementation, monitoring and full project control of all agency and departments projects and construction projects based on Primavera Systems applications for planning and scheduling, and document control. Assist in the preparation of agency and department's standard operating procedures and policies. Administrate, maintain and monitoring construction department infrastructure projects execution through Primavera Web applications.

- * Municipality of Vega Baja (2004-2005) - Administrate the contract for construction as owner representative for various municipality buildings. General administration duties, review of submittals, RFI responses, field observation visit, problem solver. Final construction cost \$0.5 Millions.
- * Municipality of Carolina (2004-2005) - Administrate the contract for construction as owner representative for various municipality buildings. General administration duties, review of submittals, RFI responses, field observation visit, problem solver. Final construction cost \$0.5 Millions.
- * Departamento de La Vivienda, Administración para el Desarrollo y Mejoras de Viviendas (ADMV) Programa de Comunidades Especiales (2004-2005) - Administrate the contract for construction of two low income communities, Community Los Nuñez (27 units) and Community Talanco (42 units), at the Municipality of Trujillo Alto as representative of a local architectural firm. General administration duties, review of submittals, RFI responses, field observation visit, problem solver. Final construction cost \$1.0 Million.

>> ***Healthcare Facilities*** <<

- * Guaynabo City Hospital, Guaynabo PR (2008-2009) – Project permitting coordinator and civil design assistant for an 180,000 square feet, 94 private rooms, hospital facility. Coordinate all permitting process between designer-owner-agencies and presentation of documentation for approval. Assist civil design team in the resolution of design issues with owner. Final construction cost \$64.0 Millions.

>> ***Office Interior Remodeling*** <<

- * Directoria de Servicios al Conductor Executives Offices (DISCO), Rio Piedras PR (2000-2001) – Provide support coordination services and serves as field construction manager for DTOP. Coordinate with the contractor and the designer all work phases of the fast track work. DTOP's Directoria de Servicios al Conductor (DISCO) executive's offices moved to a new facility in Barbosa Ave. Final construction cost \$0.67 Millions.
- * Centro de Servicios al Conductor (CESCO), Carolina PR (2000) – Serves as project and construction manager as representative DTOP. Coordinate all construction activities, revised project budget, do negotiation with all contractors, inspect construction work, and coordinate all the administration process. Work coordination between DTOP and contractor for a fast track operation. Final construction cost \$0.5 Millions.
- * New Offices for PR Infrastructure Financing Authority (AFI), Hato Rey Tower Building, Suite 401, Hato Rey PR (1999-2000) – Project and construction management / administration for AFI. Review of shop-drawings, submittals, payment requisitions, meeting agenda, minutes and monthly reports, on-site construction observations, supervision and inspection of contractor's work. Final construction cost \$0.33 Millions.

>> ***Residential / Apartment Complex*** <<

- * La Ciudadela de Santurce Mega-Residential/Commercial Complex (512 units), Santurce PR (2006) – Project financing cash flow preparation, forecast and updating for financing approval. Review the contractor's payment application and approve for final payment. Estimated development cost: \$180.0 Millions.
- * Park East & Park West Apartments Building Complex (272 units), Bayamon PR (2005-2006) – Plan, programming and manage the cost control of the project rehabilitation construction process. Construction cost estimate preparation, cash flow forecast for financing approval and project/construction schedule preparation and updating. Contractors pay application review and approval for final payment. Estimated development cost \$25.0 Millions.

- * Cima de Villa Apartments-Residence Clusters (80 units), Bayamon PR (2005-2006) – Manage the cost control of the project rehabilitation construction process. Preparation of construction cost estimate, cash flow forecast for financing approval and preparation project/construction schedule and updating. Contractors pay application review and approval for final payment. Estimated development cost \$25.0 Millions.
- * Jardín Sereno Apartments Building Complex (144 units), Bayamon PR (2005) – Manage the cost control of the project rehabilitation construction process. Construction cost estimate preparation, and project/construction schedule preparation and updating. Estimated development cost \$16.0 Millions.
- * Villa Andalucía Suites Residential Walk-Up Complex (33 units), Rio Piedras PR (2000-2001) – Serve as project and construction manager as representative of Integrand Assurance Company. Coordinated all construction activities, prepare construction budget, subcontractors' negotiation, project inspection and construction management. Final construction cost \$2.8 Millions.
- * Montesol Residential Walk-Ups Complex, Fajardo PR (1998) – Coordinated project work with consultants and supervised drafting staff. Construction documents coordination and development. Final construction cost \$10.0 Millions.
- * Portal del Parque Residential Apartments (52 units), Trujillo Alto PR (1997) - Project architect and designer. Three to four story levels building with apartments units of three bedroom and two baths. Site area includes two parking's per unit and recreational facilities with playground, swimming pool, and gazebo. Construction documents coordination and development. Administrate the Contract for Construction as representative of the owner. Field observation visits. Evaluate shop drawings, application for payments, and provide clarifications to the contractor. Final construction cost \$1.5 Millions.
- * Vistas de Los Frailes Residential Walk-Up Complex, Guaynabo PR (1995) – Project coordinator and staff supervisor during construction documents development. Final construction cost \$5.0 Millions.

>> ***Transportation Facilities*** <<

- * Improvements to PR-52 Juana Diaz Toll Plaza, Juana Diaz PR (2002-2004) – Project manager and design architect in charge of the design of the new Administration Building for the expansion and conversion of the toll plaza. Remodeling of the existing building facilities to accommodate the maintenance crew of the toll plaza. Duties include architectural task's and specialties coordination and management with client representative, sub consultants and inter-office disciplines; services budgeting and resources, and project cost estimate. Estimate construction cost \$5.0 Millions.