

BART R LYNAM

Monday, March 13, 2023

Dear Hiring Manager,

I am seeking a remote role leading forensic analysis or pre-construction within the building sector.

- Selling, monitoring, and controlling our clients and in-house teams to engage pre-construction from project inception and initiation thru the professional and complete handoff to the construction teams
- Engage in mentoring our in-house teams on the depth of the Pre-construction effort and the future benefits leading to a successful project with less chaos and nonsense.
- Enhance the project budget and schedule
- Lead to a more pleasant and issue-free project experience.
- Analysis of every detailed component of the construction process
- Forensic analysis of the financial development of the project

I am available to travel, offering a hands-on execution during the entire pre-construction event.

Links to more about myself:

My web-pg. --- [Web Page](#)

My LinkedIn Link --- [LinkedIn](#)

My Industry Library --- [Bart's Library](#)

My vast knowledge in Pre-construction, Professional Project Management, Procurement, Controls, 3-statement financial modeling with metrics, business planning, general economics, current social affairs, and other sectors makes me a desirable candidate for positions within your company.

I will benefit the company with dedicated team leadership skills, innovative solutions, detailed-accurate capital budgets, financial modeling (Pro-Forma), business planning, mitigating supply chain issues, adapting to rapidly changing work environments, project logistics, procurement, dynamic project planning, and other work areas. I incorporate the PMP methodologies into my management style. I also believe in the "Keep it Simple" mentality and the "Unified Team" spirit.

I am a high-performance, ambitious, energetic senior manager, with strong management skills and detailed industry knowledge of best practices.

My multidisciplinary knowledge platforms and skills-based experiences overlap nicely, assisting your team in delivering top performances:

- I am a Civil Engineer, a proponent of the entire PMP philosophy, an author of Business Plans, execute a 3-Statement detailed financial pro forma (3-statement financial model with metrics), corporate governance, workplace sociology, economics, etc., and I am travel savvy with a mobile office able to travel and operate fluidly anywhere.

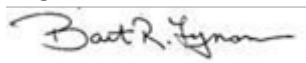
Work Sectors (Direct Involvement):

- Industrial Manufacturing - Municipal Wastewater Treatment - Municipal Sludge Drying - Gasification Plant - Deep Tunnel Mining and Lining - Medical Hospital Facility - Hospitality – Hotels and Restaurants – Highrise Construction

Function – Basic Qualifications

- I have a Strong work ethic and unquestioned integrity.
- I engage in continuous and ongoing self-education on a multitude of subjects.
- I engage in heartfelt mentoring of our team members.
- I am well-organized, detail-oriented, and can prioritize critical activities.
- Have the ability to multi-task and shift direction easily
- I can prioritize workloads to meet deadlines consistently.
- Enthusiastic about the FEL, EPC, PMP, Pre-construction, construction, process improvement, and the entire professional project management process

Regards,



Bart R. Lynam

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CAREER SUMMARY

- Executive Operations Leader and Professional Manager within multiple Industries and a passion for professional project management, preconstruction leader, business energy development, ethics, governance, global positioning, business planning, capital budgeting, forecasting, pro forma valuation, and feasibility studies supporting new facility developments with optimized productivity and cost management.
- 30-plus years of experience in professional program, project, and corporate management, utilizing synthesis and inversion strategies to execute corporate development
- Deliver consistent agreed-upon project deliverables
- Utilizing the Project Management Institutes PMP and Pmbok methodology, authored and implemented a corporate manual for training staff on policies, procedures, and methodologies.
- Demonstrate internal leadership and mentoring skills developing a unified team spirit.
- Facilitate a unified professional team, a pleasant workplace, and raise corporate team morale.
- A professional project manager and a team of in-house project managers executed projects from project conception and initiation thru preconstruction planning, execution, performance/monitoring, and project close.
- Analyze and develop pro forma financial models for large-scale industrial manufacturing projects, including a fertilizer blending and bagging facility, sludge drying, natural gas conversion, and gasification plant, supporting \$200M in developments
- Devised the capital budget and conducted the feasibility study of properties to redevelop them into the new Intercontinental Hotel in San Antonio, supporting a \$40M contract
- Author and implemented a corporate handbook for training staff on policies, procedures, and methodologies, utilizing the Project Management Institute's "PMBOK" as an outline and incorporating existing company tools, leading to the development of professional project managers
- Directed a team of project managers to define budgets, value engineering, cost estimates, owner and subcontractor agreements for new construction and remodeling projects within the General Commercial, Educational, Medical, Retail, and Hospitality Industries, successfully executing projects at upwards of \$25M
- Developed and directed a project management team, administrative team, and a team of 56 Union Carpenters to facilitate new construction and remodeling projects within the General Commercial, Medical, Retail, and Hospitality Industries, successfully executing carpentry projects at upwards of \$3.5M

CORE COMPETENCIES

- Early Onset Pre-construction
- Supply Chain & Procurement
- Feasibility Studies
- Capital Budgeting
- Pro Forma Modeling
- Analytical Skills
- Business Strategy
- Corporate Finance
- P&L Management
- Business Ethics
- Corporate Governance
- Stakeholder Management
- Contract Management
- Contract Negotiation
- Construction Management
- Organization Skills
- Leadership in all our affairs
- Project Management
- Value Engineering,
- Supply Chain Management and

PROFESSIONAL WORK EXPERIENCE

RENEW FUEL, LLC, EDMONDS WASHINGTON

Vice President, Development (In partnership with Bart T. Lynam & Associates)

2000 – Current

- Manage the project development lifecycle by producing capital budgets, forecasting, and pro forma models developing a Go → No-Go industrial manufacturing financial models.
- I assisted in the successful private development of a \$200M, 150-DTD sludge drying facility within the Metropolitan Water Reclamation District of Greater Chicago with the senior Partner, Veolia, promoting a proposed \$200M effort.
- Developed a sludge drying/gasification facility in King County, WA, and a gasification sludge drying and energy utilization project for the Metropolitan Water Reclamation District in greater Chicago at the Stickney plant
- Developed pro forma financial models for large-scale projects, including a fertilizer manufacturing plant, fertilizer blending and bagging factory, sludge drying facilities, and digester gas → natural gas RIN conversion and gasification plant
- Assisted in the capital budget development, which resulted in the development of a \$114M sludge drying facility for the Chicago Metropolitan Sanitary District at the Stickney Plant, sustaining its operations since 2001

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MIDWAY ENTERPRISES, INC. – LAKE ZURICH, IL

Director, Operations

2018 – 2022

- Managed project development with a heavy emphasis on PreConstruction Projects ranging from \$10M to \$40M
- Initiated the "Early Onset Preconstruction" concept for all future projects
- Engage in earlier engagement in the project life cycle, at project initiation, to mitigate risks before the client purchases new assets, resulting in fewer EPC document revisions.
- Coordinated with 3rd party consultant firms and engineers to conduct feasibility studies and define accurate capital budgets leading to client financing
- Led a cross-functional team of ~15 specialists depending on project size, overseeing the feasibility studies, property development Capex, budgeting, early-onset preconstruction, purchasing, vendor relationships, scheduling and supply chain management, and progress monitoring of end-to-end project operations with budgets ranging from \$10M to \$40M, ensuring efficient productivity and robust cost management
- Devised the capital budget and conducted the feasibility studies to redevelop properties into new hospitality development projects with my focus on the MEP sectors
Projects:
 - Intercontinental Hotel in San Antonio, supporting a \$40M contract
 - Marriott Hotel in San Antonio, supporting a \$24M project
- Wrote and implemented a corporate handbook for training staff on policies, procedures, and methodologies, utilizing the PMBOK as an outline and leveraging existing company tools, leading to the development of professional project managers
- Defined and integrated the policies, procedures, and methodologies for the project management department with the Finance department and Administration team, influencing the establishment of corporate governance for the company
- Oversaw contract management, drafting client and vendor agreements, as well as resolving contractual issues and claims, ensuring favorable terms, maintaining relationships and the "Unified Team" approach
- Led the internal team, external engineers, and consulting firms to conduct feasibility studies and generate reporting to define the capital budget for construction projects, providing accurate financing for clients
- Successfully mitigated contractual disputes, including resolving a significant \$1.4M claim for \$280K paid for by a change order

LYNAM CONTRACTING, INC. – ST. CHARLES, IL

Owner & President

1989 – 2018

- Directed a team defining budgets, value engineering, cost estimates, owner, and subcontractor agreements for new commercial construction projects within the Medical, Institutional, Light Industrial, Strip Mall Retail, and Hospitality Industries, successfully executing carpentry projects at upwards of \$1.5M
- Cultivated relationships with financial institutions to acquire distressed properties for receivership through security upgrades, remodeling, refurbishing, isolating, and disconnecting all utilities, maintaining grounds, and property, ensuring compliance with building code permits for rehabilitation, consistently returning assets to the bank for FHA conveyance or resale
- Penetrated the medical industry, securing a large-scale project to renovate the entire 4th floor of the Loyola University Medical Center in Chicago

ADDITIONAL EXPERIENCE

MORSE DIESEL INTERNATIONAL – CHICAGO, IL

- Project Manager High-rise Project. Project Manager-2 in constructing the NBC Tower, a 37-story high-rise located in the heart of downtown Chicago developing schedules and supply chain management

PASCHEN CONTRACTORS – CHICAGO, IL

- Project Manager-2 High-rise and Bridge Projects. Project Manager-2 in constructing the Olympia Centre, a 64-story mixed-use concrete framed building consisting of offices in the lower part of the building and residences in the narrower upper section. At 63 floors, it is Chicago's tallest reinforced concrete building, whose name is connected through the original developer, Olympia, and York of Toronto.
- Engaged as a line & grade engineer for Chicago's deep tunnel flood prevention project

EDUCATION & CERTIFICATIONS

ILLINOIS INSTITUTE OF TECHNOLOGY - CIVIL ENGINEERING & CONSTRUCTION MANAGEMENT

PROJECT MANAGEMENT INSTITUTE (PMI) - PROJECT MANAGEMENT PROFESSIONAL (PMP) CERTIFICATION (IN PROGRESS)

CORPORATE FINANCE INSTITUTE (CFI) - FINANCIAL MODELING & VALUATION ANALYST (FMVA) CERTIFICATION (IN PROGRESS)