

## STEVEN BOULEY

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- 30+ years of construction experience - 16 years with top 10 general contractors in the capacity as; Project Manager, Project Superintendent, Engineer and Design/Build Manager.
- Manage complex domestic and international projects for private, public and government sectors.
- Experience with safety, environmental controls, logistical planning, scheduling, BIM coordination, quality assurance, mentoring, estimating, preconstruction, constructability reviews, recovery schedules, commissioning coordination, closeout, change order management, contract and change order negotiations, claims, lessons learned and forensic investigations.
- Identify, reduce and manage project risk.
- Lead internal and external teams including clients, architects, engineers and subcontractors to exceed expectations and build relationships that are valuable both during and after the project.
- Top Secret and Secret Service Clearances

## WORK EXPERIENCE

### HEALTHCARE / LABORATORY PROJECTS

#### Soldier Family Care Clinic, Fort Carson - Colorado Springs, CO - \$60M

Design-build, LEED Silver, 153,990 SF, three story metal framed masonry building expansion of Evens Army Hospital. Build out included over (500) exam rooms, x-ray rooms, (25) dental rooms, pharmacy, therapy rooms and complete procurement and installation of all FFE including artwork. Site work involved (4) new parking lots with (1,069) stalls, retaining walls and site drainage. *This project received the following awards: 2010 ACE award D/B Prime Contractor CO, 2010 ENR Merit Award and the 2011 DBIA National DB Award.* Project was completed ahead of schedule.

#### University of Colorado at Denver Health Sciences Center – Aurora, CO - \$36M

Five-story, 115,300 SF steel framed masonry medical educational hospital. Project included auditoriums, labs and morgue plus an adjacent two-story core and shell with a useable 20' deep foundation area.

#### Harvard School of Public Health - FXB, Tropical Health, Cancer Biology – Cambridge, MA - \$3.2M

#### MIT Magnetic Lab Decommissioning – Cambridge, MA - \$2.9M

Design-build decommissioning of magnetic experimental laboratory

#### Memorial Hospital – Colorado Springs, CO - \$750,000

Phased Electro/Pulmonary Operating Rooms and Recovery Suite in occupied OR wing

#### Forsyth Institute – Boston, MA - \$500,000

Animal laboratory renovation

#### St. Elizabeth's Hospital – Boston, MA - \$200,000

Miscellaneous renovations

### COMMERCIAL PROJECTS

#### Palazzo Verdi Office Tower – Greenwood Village, CO - \$60M

Fifteen-story precast structure and cladding, LEED Gold, 432,000 SF core and shell, Class AA office tower, restaurant and art museum. The 55-foot lobby atrium contains a replica of the Chartres Cathedral labyrinth floor. Project also included expansion of 165 parking spaces to an existing parking structure and addition of a garage connector. This project was the tallest precast structure in Colorado in 2008.

#### AOL CCI – Sterling, VA - \$38M

Four-story CIP office, 230,000 SF, Class AA, interior build out including: auditoriums, kitchen and cafeteria.

#### 16 Market Square, LoDo Historic District – Denver, CO - \$36M

Eight-story, 183,000 SF Class AA mixed use core and shell with 25,000 SF of 1<sup>st</sup> floor retail and restaurants, (23) luxury penthouses, three-level underground parking garage. Zero lot line between Market, Blake and across from the RTD bus station on 16<sup>th</sup> Street mall. *Project received Architectural and Urban Design Award.*

#### SAIC – Tysons Corner, VA - \$33M

Nine-story office tower and atrium shell between two existing towers including interconnecting floors at each level. Complete build out including: meeting rooms, break rooms, kitchen and cafeteria.

#### Two Highwood Drive – Tewksbury, MA - \$3.3M

Two-story, 50,000 SF structural steel and masonry office building including tenant build out and associated site work for Phase II.

### TENANT RENOVATIONS

#### Bronner, Slosberg, Humphrey – Boston, MA - \$6M

MEP coordinator for a high-end fast-track project

#### Medical Information Bureau (MIB) – Westwood, MA - \$ 2.8M

Design-build multi-phase, full interior renovation, file room, cafeteria, mechanical, electrical, loading dock addition, computer room renovation, procurement and installation of systems furniture.

#### Faxon – Westwood, MA - \$2.6M

Design-build, multi-phase, full interior renovation, including new roof, procurement and installation of systems furniture.

#### Gateway Plaza – Crystal City, VA - \$2M

MEP upgrades for lobby, 1<sup>st</sup> floor fitness center, laundry facility and exterior plaza renovation.

#### Telephone Workers' Credit Union – Boston & Braintree, MA - \$1.6M

#### Shawmut Bank – Boston & Quincy, MA - \$1.3M

#### MIT Press, Cambridge – MA - \$1M

#### Blue Cross/Blue Shield – Quincy, MA - \$1M

#### Harvard School of Public Health Management Office – Cambridge, MA - \$500,000

#### Flynn & Clark Workmen's Compensation Research Institute – Cambridge, MA - \$500,000

### RETAIL PROJECTS

#### Wal-Mart – Aurora, CO - \$38M

236,000 SF design-build prototype on 20 acres including (5) out parcel lots with utilities. Interior build out included several interior retail tenant spaces. This green experimental flagship store included (3) 35' tall 450' long clerestories, integral colored concrete floors, pervious concrete paving and the first use of pervious asphalt paving in Colorado. *As a result of the many experimental technologies used, this project received numerous green awards.*

#### Copley Place – Boston, MA - \$8M

Retail and restaurant, common area demising studs, neutral heads and neutral piers throughout, MEP extensions, interior and exterior signage and graphics for the entire facility including two garages.

#### Ed Bozarth– Aurora, CO – \$2M

Automobile showroom and service drive renovation including lower sign foundations

#### Copley Court at Copley Place – Boston, MA - \$1M

Interior public assembly area

### EDUCATIONAL PROJECTS

#### Blue Heron Elementary School – Littleton, CO - \$7M

Elementary school including kitchen, cafeteria, gymnasium, playfield and playground

#### Gold Crown Field House, Lakewood, CO - \$7M

Design-build Basketball/Volleyball facility including largest hardwood floor in Colorado (45,000 SF), educational wing and kitchen facilities

#### Northshore Music Theater at Dunham Woods – Beverly, MA - \$2.4M

Conversion of open air theater, two-story high bay addition with stage tunnel, site work and perimeter enclosure to create a year round facility.

#### Emerson College – Boston, MA - \$2.2M

Design-build, phased, four floor office renovation

#### Northeastern University – Boston, MA - \$1.2M

Off-campus graduate school facility

#### Horizons Initiative – Boston, MA – Pro bono

Center for homeless children in conjunction with Boston City Year members.

### CONTROL ROOMS / COMPUTER ROOMS

#### New England Electric – Westborough, MA - \$1M

Multi-phased project consisting of new control rooms including: control walls, computer room and power distribution center.

#### Verizon Call Center – Arlington, VA - \$1M

Renovation of original AT & T Hub Center

#### Boston Gas – Boston, MA - \$700,000

Renovation of an active call center

#### Massachusetts Eye & Ear Institute – Boston, MA - \$500,000

Computer lab renovation

#### Harvard University – Cambridge, MA - \$500,000

Design-build computer lab

### UTILITIES

#### WW-EW Infrastructure Systems Replacement – Phase 1, WW Segment – Washington DC - \$376M

White House west wing classified project. Required extensive coordination and planning necessary to keep the systems functioning during 24/7. Project consisted of mechanical, electrical and fire sprinkler/fire alarm upgrades.

#### U.S. Treasury Renovation – Washington D.C. - \$95M

Full MEP renovation including chiller, electrical service relocation with new dual grid feeds, fire protection, fire alarm renovation. Provided design assist for retrofit methods and details. *Project received the 2003 AIA Award of Excellence in Historic Resources from the Washington Chapter of the American Institute of Architects (AIA).*

#### Asian Tropics, Denver Zoo – Denver, CO - \$35M

Redevelopment of approximately 10 acres of existing zoo exhibits and service areas on the south side of the zoo campus, LEED Platinum. Managed investigation and remediation of underground Life Support System (LSS) piping. Developed LSS testing and repairs procedures.

#### George Washington University – Washington D.C. - \$500,000

Design-build deep foundation drainage renovation at Gelman Library.

#### Fitzsimons Medical Campus, UCDSHC - Aurora, CO - \$500,000

Chilled water, steam and condensate loop branch upgrade. Provide temporary steam and chiller services for two operational facilities during upgrade.

**INDUSTRIAL**

**Mildred Lake Mine Replacement – Edmonton, Alberta, Canada - \$397M**

Upgrade of an existing Oil Sands refinery. Managed structural steel shop drawings, fabrication, RFIs, design changes and costs for mod yard assemblies, site structural steel and interconnecting pipe racks.

**MILITARY**

**U.S. Navy Seabees – Construction Battalion NMCB-62 – Gulfport, MS**

Builder E-5

**EDUCATION**

Major in Applied Mathematics, University of Massachusetts  
Minor in Civil Engineering Technology, University of Massachusetts  
A.S.T. Civil Engineering Technology ICS /CDS