

Gary Ringeman

CONSTRUCTION / OPERATIONS MANAGER - GLR Builders, Incorporated

8221 BRIGANTINE DRIVE - Colorado Springs, CO 80920
gringeman@msn.com - 719-896-0546

Actively seeking a new, long-term assignment in the CONSTRUCTION Industry.

AREAS OF INTEREST AND EXPERTISE

- CONSTRUCTION: FIELD SUPERINTENDENT
- CONSTRUCTION: PROJECT MANAGER
- CONSTRUCTION: SUPERVISOR / FOREMAN

Note: With years of direct experience in all areas of construction (new builds / remodeling / renovations), I am confident in my ability to rapidly advance into a construction position with your company.

WORK EXPERIENCE

CONSTRUCTION / OPERATIONS MANAGER

GLR Builders, Incorporated - 1994 to Present

Earlier employment: Beginning my career as a construction foreman, I worked for the California-based Coast Construction Company for five years. I was then offered a position as foreman for the Eigenhuis Construction Company, then spent two years with the Telicos Corporation with responsibility for the supervision of 25-30 framers, where I remained until joining GLR Builders.

DAILY WORK TASKS AND RESPONSIBILITIES

I bring hands-on knowledge of my craft and overall construction management abilities. Routinely recognized for my team-building and leadership style (as evidenced through earlier career advancement); Possess a strong commitment toward every assignment; Some of the skills I offer are:

- CONSTRUCTION: presently working in a construction supervisory and operations management role; oversee all phases of daily construction projects at various locations; work to maintain company profits
- PERSONNEL: recruit, interview, hire, orient and train staff; handle all labor relations / work issues; oversee employee discipline
- PLANNING: can read / interpret building plans, drawings, blueprints and schematics; able to mentally visualize the structure; clearly articulate plan requirements; change the vision into full completion
- ESTIMATING: highly skilled estimator; accurately determine materials, supplies and manpower needed for each job; prepare and execute bids to outside vendors, make final decision and award bids
- ASSIGNMENT: sequence phasing / work flow; prioritize tasks; set timelines
- SCHEDULING: determine manpower needs; set-up work crews; dispatch to job site; hire, schedule and assign sub-contractors; assure deadlines and schedules are adhered to; modify / correct, as needed
- CHANGE-ORDERS: negotiate and adjust change-orders and contract costs
- COORDINATION: oversee, evaluate and adjust all daily field operational needs
- STANDARDS: accurately review all operations to assure that standards are met
- ANALYSIS: problem-solver; skilled in anticipating, analyzing and correcting construction issues

- INSPECTION: oversee daily work flow; conduct routine, scheduled inspections at all construction sites; make sure permits, building codes and safety standards are in compliance and strictly adhered to
- LIAISON: interact with the customers, architects, contractors and hourly personnel
- DOCUMENTATION: complete reports and maintain records per scheduled requirements and company policy; complete and submit daily logs
- ENFORCEMENT: monitor, manage and enforce all contracts and specifications
- OSHA: minimize lost time; knowledge of job safety, conduct basic accident investigations
- EQUIPMENT: fork lift operator; can operate cranes / lifts; expertise in the use of all hand tools; very mechanically inclined; a "hands-on" manager
- FINANCIAL: aptitude for minimizing supply / materials waste; oversee expenses; control labor and other costs; approve overtime; perform material purchases / capital expenses / inventory control
- PAYROLL: oversee all aspects of employee payroll including hours worked / hours paid, authorize increase / decrease in man hours; use of overtime; unemployment / workers compensation rates
- BOOKKEEPING: responsibility for accounts payable / accounts receivable oversight
- COMPUTER SKILL: computer literate; use a variety of Windows and QuickBooks applications
- NEW BUSINESS: very experienced in the development of new construction projects

EDUCATION

business

Rio Hondo Community College