

RICHARD A. KANE

695 Caribbean Road, Satellite Beach, FL 32937
(321) 223 - 4441 ♦ rick@kcminc.com

SUMMARY OF QUALIFICATIONS:

Construction professional with a background as an Owners Representative, Project Executive, Project Manager and Contractor. Over forty years' experience in planning, organization, integration, and completion of projects from raw land through finished construction, emphasizing large-scale high-end retail, schools and commercial construction.

Project Control

Considerable experience in providing oversight and direction to construction management functions associated with the development and renovation of retail and commercial facilities, managing Site Construction and General Construction contractors engaged in projects ranging in value to \$135 million.

- Conducted value engineering studies of construction documents to identify time and cost saving opportunities.
- Prepared detailed scopes of work and estimates of material and labor costs.
- Generated project general and supplemental conditions, general contract and subcontract agreements.
- Directed the release and award of bid packages.
- Prepared and managed project schedules.
- Selected Project design team and directed their activities.
- Directed coordination of facilities installation and technical specification compliance for anchor tenants such as Nordstrom, Neiman Marcus, Macy's, Bloomingdales and Saks.
- Communicated with property ownership/management, architects, vendors, contractors, municipal and state authorities, and other concerned parties throughout duration of projects.
- Applied knowledge of construction-related software applications including MS word, Excel, and Project in project tracking and reporting functions.
- Coordinated Project litigation and settlements.

Administrative Management

Significant background in directing and coordinating construction operations and personnel

- Developed and managed project operational and expense budgets change orders.
- Delegated responsibilities and directed efforts of a broad range of contractors, Design Professionals and Legal advisers

PROFESSIONAL EXPERIENCE SUMMARY

KCMI, Melbourne, FL

2011 to Present

Owners Representative / Expert Witness

- Directed and coordinated the activities of Design Professionals, Legal advisors and served as Owners Representative on a proposed 1.5 million square foot retail development.
- Negotiated lease documents with Wal-Mart, Sam's and Lowes.
- Directed the obtaining of project PUD approval.
- Directed the acquisition of \$12,000,000 in State Investment Bank funding and \$7,000,000 in additional grants from FDOT.

The Forbes Company, Southfield, MI

2005 to 2013

Corporate Representative-Waterside Shops Litigation

- Served as the Owners Representative in Project Litigation.
- Directed and coordinated litigation and settlements.
- Coordinate the settlement of two lawsuits in the Owners favor and 22 separate subcontractor claims.

Project Executive-Waterside Shops 2005 to 2010

- Directed and coordinated activities of General Contractors, site, landscape and fountain contractors.
- Scheduled and coordinated activities and related tasks with department store field representatives and contractors.
- Monitored contractors' scheduling and quality control operations.
- Directed and coordinated scope and timing of owner/tenant changes with contractor and design team.
- Developed bidding documents and contracts.

Projects:

- **Waterside Shops at Pelican Bay** \$80 million (approx.) 857,000 Sq. ft.
- **Waterside Shops at Pelican Bay Parking Structure** \$28 mil.

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Project Executive-University Town Center

- Directed Architectural collaboration, activities of Project Design Team, General Contractor and site construction operations in development of a regional Mall, Lifestyle and Power centers and a mixed-use component of approx. 700 housing units and 250,000 square feet of office space.
- Developed scopes for bidding packages.
- Developed Bid Documents, General Conditions, Construction Contracts, Subcontracts and Letters of Intent.
- **Projects:**
 - **University Town Center** \$135 million (approx.) 1.1 million sq. ft.

Dado Corporation, Melbourne, FL

2003 to 2005

Director of Construction

- Completing the acquisition and development stage of several new projects.
- Worked with the architect and local and county agencies in design and permits.
- **Projects:**
 - **Commercial Construction:** Renovating existing Space for showroom and completed new showroom design center showroom and design center.
 - **Residential Developments:** Three single-family housing developments
 - **Condominiums:** 48 units beach side

The Forbes Company, Southfield, MI

2001 to 2003

Project Manager

- Directed and coordinated activities of General Contractors, site, landscape and fountains, tenant improvement, and signalization contractors.
- Scheduled and coordinated activities and related tasks with department store field representatives and contractors.
- Supervised contractors' scheduling and quality control operations.
- Directed and coordinated scope and timing of owner/tenant changes with contractor and design team.
- Performed daily overview inspection of field activities.
- **Projects:**
 - **The Mall at Millenia, Orlando** \$140 mil (approximately) 857,000 sq. ft

Tri Tech Group, Lynbrook, NY

1999 to 2001

Project Manager

- Responsibilities similar to above.
- **Projects:**
 - **Festival Bay Phase I, Orlando** \$9 mil
 - **Bass Pro Outdoor World, Orlando** \$23 Mil 135,000 sq. ft.
 - **Cinemark Theaters, Orlando** \$13 mil 80,000 sq. ft.

Philco Construction, Orlando, FL

1996 to 1999

Senior Project Manager

- **Projects:**
 - **Discovery Middle School, Orlando** \$3.5 mil 90,000 sq. ft.
 - **UCF Communications Building, Orlando** \$9.2 mil 40,000 sq. ft.

Ivey's Construction, Inc., Merritt Island, FL

1994 to 1996

Project Manager

- **Projects:**
 - **Federal Inspection Station, Melbourne Airport** \$4.3 mil 38,000 sq. ft. customs & immigration facility
 - **Air Cargo Phase II, Melbourne Airport** \$2.3 mil 60,000 sq. ft. cargo facility

Kane Contracting & Roofing, Melbourne, FL

1988 to 1994

General Contractor

- **Projects:**
 - **Indian River Colony Club Clubhouse, Melbourne** \$1.3 mil 150 seat, full-service restaurant & Pro-shop facility

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- **United Service Source Manufacturing Building**, Melbourne \$260.k 10,000 sq. ft. facility
- **Residential Construction, Melbourne** 143 single family homes, Indian River Colony Club Development

DiPrima Construction, Inc., Melbourne, FL

1986 to 1988

Superintendent

• **Projects:**

- **Glenview Elementary School, Vero Beach** \$4.1 mil 75,000 sq. ft.
- **Highlands Elementary School, Vero Beach** \$3.8 mil 63,000 sq. ft.

Commercial Center Development, Boca Raton, FL

1985 to 1986

Project Manager

• **Projects**

- **Kissimmee Square Shopping Center, Kissimmee** \$5.4 mil 110,000 sq. ft.
- **Aloma Square Shopping Center, Orlando** \$5.1 mil 90,000 sq. ft.

DiPrima Construction, Inc., Melbourne, Florida

1984 to 1985

Superintendent

• **Projects:**

- **I.F.A.S. Bldg., Fort Pierce** \$980. K 10,000 sq. ft. agricultural bldg.

LICENSES HELD:

- General Contractor #CGC034915
- Underground Utility #CUC040075

EDUCATIONAL BACKGROUND:

- Poland High School, Poland, OH
- Associated Builders and Contractors Estimating School, Orlando, FL

APPOINTMENTS:

- Past Chairman -State of Florida Construction Industry Licensing Board
- Past Chairman – Continuing Education Committee – State of Florida Construction Industry Licensing Board
- Past Chairman – State of Florida Construction Industry Recovery Fund
- Current Member - State of Florida Construction Industry Licensing Board