

**Arthur T. House, EJD, MBA**  
Belfast Maine – USA  
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Industry Recognized, Senior Executive, with CEO/COO responsibilities and Board experience in Real Estate Development, Construction & Engineering Management Industries with a wide-ranging expertise in Concept/Design and Development, Corporate Funding for Construction and Development, Project Feasibility Studies, Pre-Construction Constructability and Planning responsibilities. Career project involvement is documented throughout the Continental US, Virgin Islands, Bahamas, Haiti, and Central America (including Venezuela) and with projects planned throughout the EU, China and Canada. Project budgets exceed \$1.8 billion US. Expertise includes project development, project management, total corporate finance management and complete budget responsibility for individual construction projects, which include but are not limited to: 1.) Planned Unit Developments PUD, 2.) retail shopping centers, 3.) apartments and condominium projects from Maine to Florida, 4.) schools, federal buildings and high-rise commercial projects from Stamford CT to Washington DC. Humanitarian and emergency management projects include pro bono work in Haiti after the 2010 earthquake, working for the Haiti government and institution the 1<sup>st</sup> approved restoration and rehabilitation program after the devastation.

### **Real Estate & Construction Management Expertise**

#### **Executive & Legal Expertise**

Contract Drafting - Review and Analysis  
Lump-Sum; Cost-Plus; Time & Materials; Unit Price  
AIA - AGC - GMP Contracts & Design-Build  
Negotiated Contracts  
Competitive Bid and Government Contracts  
Subcontractor Agreements - Contracts  
Bonding Agreements - Performance/Payments  
Disaster Relief – Haiti & Earthquakes/Hurricane  
IPO/Governance and Corporate Structuring  
Project Funding Success from \$.5 M to \$125 M

#### **Industry Sector Experience**

Apartments/Multi-Family/Traditional & Modular  
Retail & Food Distribution – 5-States 280 Outlets  
Planned Unit Development (PUD)  
Shopping Center - Retail Centers - Mini Plaza  
Government - Post Office - Army Reserve Center  
Sports - Giant Stadium - Meadowlands  
Office Hi-Rise - Landmark Square, Conoco, GTE  
Fuel - Convenience Stores - (Site Select to Turn-Key)  
Condo - High Rise - Concrete Restoration  
Site Selection to Turnkey – Funding to Harvest

### **Construction Claim Consultant**

#### **Consulting Services**

Construction claim investigation and analysis  
Change order claim and dispute analysis  
Contract dispute review and analysis  
Cost estimating and general conditions analysis  
Cost to complete analysis

#### **Expert Witness Services**

Gather relevant documentation to evaluate claim  
Due diligence investigations and analysis  
Preparation of responses to written discovery  
Preparation of deposition and interrogatory  
Testimony in trial including contract disputes

### **PRESIDENT: Construction Management Institute of Maine, Inc. (formerly Miami, LLC) 2001–Present**

A Construction Development & Management Consultancy continuously operating in support of private projects and simultaneously as contracted staff to substantial construction companies on their projects. In collaboration with a major Haiti NGO, provided extensive Pro Bono Humanitarian consultation to Haiti firms and major institutions in the US interested in providing assistance to Haiti and its citizens, in the Aftermath of the Earthquake of 2010. Authored/Developed entire Rehabilitation & Reconstruction Plan for Haiti with a Budget of \$1.5 Billion US and Facilitated in the planning and future potential delivery of a floating hotel/dormitory ship to assist in housing professionals seeking to provide support and services to Haiti. Drill-down programs included Demolition and Debris Removal with major recycling program to support construction of Habitat for Humanity homes, implementation of Solar Lighting Programs, formation of Agrarian Farming and Biofuel production from byproducts, drilling of artesian wells and the construction of schools and medical facilities, and the pending arrival of a floating hotel – dormitory ship for educational training purposes for agencies such as UN peace Keepers, USAID Officials and Doctors Without Borders. CMI was founded in 2001 as a Not for Profit entity focused on pro bono consulting in

support of humanitarians needs and in instances where workforce training or development could be implemented in the construction industry. After the earthquake, focused on humanitarian assistance to Haiti and its citizens.

**V. P. & COO: Moore Construction GC/CM, FL 04 - 08**

Negotiated approximately \$200 million in GC/CM contracts including a \$100+ million contract for an International JV Associate. Responsibilities included business development and executive operational oversight, full charge authority to negotiate for construction management, general contracting and associated contracts for “turn-key” operations. Reorganized and staffed estimating, scheduling and PM departments to assure project execution in accordance to estimates, monitored estimating effectiveness and efficiency through structured PM reviews, weekly project meetings and productions, cost and schedule critiques focused on timely completions and exacting requisitioning process for enhanced cash-flow management. Implemented financial models to acquire capital infusions for cash-flow management, secured credit lines for working capital and sufficient reserves to carry major projects and to support “Significant Client” needs. Designed, developed and implemented comprehensive contract review process to mitigate risk and cost exposure associated with owner/GC or owner/CM relationships and with subcontractors and vendors contributing directly to the bottom line. Wrote corporate strategic 3-5 year business plans, strategic marketing plan and financing plan to guide, monitor and align progress with desired outcomes.

**BUSINESS DEVELOPMENT – O’Connor & Taylor, Inc. Construction Managers, FL 98 - 04**

Developed opportunities leading to \$10 million in GC contracts and \$2 million of CM fees. Duties included business development and full charge authority to negotiate for construction management, general contracting and associated contracts for “turn-key” operations. Participated in developing financial models to acquire capital infusions for cash-flow management, secured credit lines for working capital and sufficient reserves to carry major projects and to support “Significant Client” needs necessary to implement development programs.

**PRO-BONO MENTORING & CONSULTING TO CONSTRUCTION FIRMS - FL 92 - 98**

Developed opportunities leading to substantive GC contracts, and CM fees. Responsibilities included business development and full charge authority to negotiate for construction management, general contracting and associated contracts. Specialty market in Condominium Concrete Restoration in Florida. Attended Nova Southeastern University working on Doctoral Degree; Assistant Director of Small Business Development Center (SBDC) with Florida Atlantic University, in support of small and emerging construction entities, speaking at Chamber events, writing business and marketing plans with SCORE, IPA, and other consulting firms to provide executive level consultancy for companies in need of assistance. Wrote and implemented workforce development initiatives and secured grants and funding for construction vocational & educational entities and incubators.

**ASSISTANT DIRECTOR /OPERATIONS - Associated Grocers of N.E. Manchester, NH 90 - 92**

Operations Management & Overview for \$220M Annually, Grocery Cooperative and Distribution firm. Supported operations from site selection - for new grocery stores, existing and expanding retail outlets, and restaurant development - to build-out. Territory: Five States, 280 locations. Responsibilities included: workers’ compensation claims, multi-state recycling activity, transportation, facilities maintenance, capital equipment buy-lease decision making, set up massive pallet repair business, managed “super-fund” mitigation project that achieved 100% reimbursement for a major fuel spill reclamation project in Manchester, NH.

**PROJECT DEVELOPMENT - OWNER’S REP. - Lempster Common Associates Inc. NH 89 - 93**

Developed Shopping Center: Site selection, feasibility study, market analysis, full-cycle planning – zoning, entitlement process thru construction oversight and 100% lease-out resulting in eventual sale of project. Obtained 100% financing for construction and development costs, contributed to the start-up of

every business in the center, to include writing of business plans, acquiring SBA funding for business owners and obtaining capital equipment and funding for operations. Assisted in successful sale of entire plaza 100% leased in 1993. Successfully prosecuted claim against major bank for attempting to call construction loan during construction in the era of bank failures. Involvement was simultaneous to other Project Development in Condo, Apartment and Retail Construction Markets during this time frame.

**PROJECT MANAGER/MARKETING - GCS, Inc. Construction Managers, NH 1983 - 1989**

Executive project management responsibility, answering to the owner/developer, for multiple development sites running either concurrently or scheduled consecutively depending on size and scope. Developed scopes for pre-bidding process, solicited bids, negotiated contracts with subs and vendors, created vertically integrated schedules with all subs. Set milestone for completion targets. Formulated all requisitions, managed collections and was responsible for cash-flow stability of each project. Span of control over annual budgets of \$25M with core employee base of 30 – 50 employees and an extensive subcontractor and vendor pool or more than 150 entities at any point in time. Project type included Condo Construction, PUD & Apartments, Retail, Restaurants, Big Box and Tenant fit-ups, US Army Reserve Center, Post Offices, and Educational Facilities.

**SR. PROJECT MANAGEMENT - American Patterson International - Patterson, NJ 1980-1983**

Managed substantial projects with high-end architectural glazing and curtain-wall systems and architectural glass rail systems, on high profile commercial projects including but, not limited to Rutgers University Library, Air France Terminal at Dulles, Giant Stadium, Meadowlands Racetrack, Trenton Federal Building, Multiple Retail Complexes, Hotels and Professional Buildings. Other projects throughout NE include; Landmark Square, GTE, Conoco, UPS, Multiple Shopping Centers, National Liquor Distributors, McDonalds, Burger Kings, A&P, Sears, Radio Shacks, Several Racquetball Courts, Milford CT Library, and New Cannon CT Post Office.

**Education & Professional Affiliations**

**EDUCATION:**

**2021** EJD – Purdue Global University Executive Juris Doctorate – Contract Law Focused

**2002** Doctoral Work - Nova Southeastern University, Huizenga School of Business Fort Lauderdale, FL - Market Management, International Business Strategy.

**1995** MBA - New Hampshire College, Master of Business Administration; Marketing Management Specialty

**1992** Cornell University Operation Management – Distance Learning Certificate

**1985** BS & AS - Keene State College, Major: Business Management; Minor: Mathematics

**Industry Affiliations & Involvement:**

F.I.U. Construction Management Alumni; International Association of Advisors in Philanthropy; Society of Construction Professionals International; Biomass To Energy Developers; International Concrete Repair Institute Group; Nova Southeastern University- H. Wayne Huizenga School of Business & Entrepreneurship; Forest Products Society; International Timber, Sawmills & Lumber; Biomass 2 Energy; Renewable Energy World; Many others are not listed here. Substantive Global Connections via Social Media Platforms.

**Military – Personal Background**

20+ Year Vietnam Era Veteran - US Army and Reserve (Educator & Trainer) Including Maine Air Guard Recipient of (3) Honorable Discharges;  
Accomplished Pilot - Licensed Scuba Diver & Skydiver

**Civic Involvement**

Personally/Professionally Invited by Ministry of Haiti: Donated 2.5 Years Pro Bono - to Haiti Redevelopment & Reconstruction after 2010 Earthquake - Wrote & Developed Comprehensive \$1.5

Billion Humanitarian Relief Program - Underwritten by USAID, UNESCO, UN, Clinton Foundation, Haitian Gov. & Private Benefactors

- Rotarian since 1978 42+ Year Rotarian - Rotarian of Year of 1995-1996.
- District Governor's Rep. 1996-1997 – President 95-96
- As Rotary President 95-96, Lead Club to Win Top 3 Honors in District of 53 Clubs
- Major Rotary Fund Raising Project Endeavors - Rotary - Haiti Medical Ship Project

#### **Professional Affiliations & Activities:**

Charter Member Construction Business Development Assoc. (CBDA); VP of Boynton Ocean District Association (BODA); Chamber of Commerce (BBCC); American Marketing Assoc. (AMA) & Academy of Management (AM); United Subcontractors & Vendor Association (U-SAVE); Recipient of Chamber of Commerce Awards; Co-Chair School Board Building Committee.

#### **Adjunct Professor - Undergrad & Graduate Programs:**

**2020-Current** Southern New Hampshire University (SNHU) Undergraduate Program – College of Engineering, Technology, and Aeronautics - Construction and Contract Law

**1999 - 2007** Florida International University (FIU) Graduate Program - Construction Project Management, Construction Economic Analysis, International Business Dev., Corporate Finance, Marketing Management, Emerging Technologies, Organizational Management.

**1993 - 1996** Florida Atlantic University (FAU) Undergraduate Program - Management, Finance, Marketing, Entrepreneurship, Marketing, Intro-Business.

**1993 - 1996** Lynn University (Lynn) Small Business Management, Marketing, Intro-Business.

**1990 - 1993** Franklin Pierce College & Notre Dame - Concord & Manchester NH Undergraduate Programs - Various Marketing & Business Management, Intro to Business & Entrepreneurship

#### **West Palm Beach**

Construction Training Programs - Grant Writing - CEU Program Development; Spearheaded - Founded Construction Industry Incubator Programs in Miami and Established Small Business Development Training Programs for Emerging Construction Firms; Designed, Wrote & Developed Construction Industry Jobs Training Programs - Implemented Entire Curriculums - Wrote Successful Grant - \$3MM Workforce Program for Florida Based \$70MM PUD/\$.5 MM

#### **Miami Based Incubators**

Provided Licensed/Approved State Wide Continuing Education Programs for Concrete Restoration Contractors Florida; Co-Director of Small Business Development Center (SBDC) @ Florida Atlantic University for Construction Firms; Headed Search Committee for Development of Vocational Educational Programs

#### **Computer & Software Proficiency:**

Programs: Word; Excel; Project; FrontPage; PowerPoint; PageMaker; Photoshop; PERT; CADD; Multiple LMS System Proficiency: Brightspace, Blackboard, LearnDash; Web Tech: Word Press, FrontPage; Other: Microsoft Word; Office Project; Excel; Project; Quickbooks Pro; PowerPoint; Primavera; PageMaker; Photoshop; CAD; SPSS Stat Pack