



# ARTHUR T. HOUSE, EJD

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## YEARS OF EXPERIENCE

42

## EDUCATION

- Executive Juris Doctorate, Purdue University Global, IN, 2021
- DBA (abd), Nova Southeastern University, FL, 1997
- MBA, New Hampshire College, 1995
- B.S. and B.A., Keene State College, 1985

## PROFESSIONAL ORGANIZATIONS

- 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

Arthur has an extensive background as a General Contractor and Construction Manager on projects ranging from housing developments, multi-family and apartment complexes, mid & high-rise concrete restoration, and redevelopment of historic structures. He is also currently serving as University Adjunct Faculty at Rochester University, Southern New Hampshire University, and Construction Management Institutes of Maine & Florida – teaching Construction & Contract Law, Business Law, Construction Management, Construction Funding, and Financial and Cost Concepts for Construction Management.

## Representative Experience

### **Construction Management Institute of Maine, Inc. (CMI)**

A construction development & management consultancy in support of substantial projects, owners, and developer. Contracted as advisor, consultant, or as Owner's Representative for constructability reviews, project oversight, draws, and payment oversight.

### **Earthquake Aftermath, Haiti**

CMI 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 in the aftermath of the 2010 earthquake. Authored/developed rehabilitation & reconstruction plan for Haiti with a budget of \$1.5B 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. Substantive programs include 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. Responsible for negotiating and executing in excess of \$.5B in contracts for construction – from concept to turnkey.

### **O'Connor & Taylor, Inc. Construction Managers, FL**

Developed opportunities leading to \$10M in GC contracts and \$2M 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 and Consulting To Construction Firms, FL**

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. Wrote and implemented workforce development initiatives and secured



grants and funding for construction vocational & educational entities and incubators.

#### **Associated Grocers of N.E. Manchester, NH**

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. 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.

#### **Lempster Common Associates Inc., NH**

Developed Retail Center: Site selection, feasibility study, market analysis, full-cycle planning – zoning, entitlement thru construction oversight and 100% lease-out resulting in eventual sale of project. Secured 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.

#### **GCS, Inc. Construction Managers, NH**

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 types included condo construction, PUD & apartments, retail, restaurants, big box and tenant fit-ups, US Army Reserve Center, post offices, and educational facilities.

#### **American Patterson International, Patterson, NJ**

Managed substantial projects with high-end architectural glazing and curtain-wall systems and architectural glass rail systems, high profile commercial projects including 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 New England 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 CT Post Office.

#### **Project Name, City, State**

The Sands at Grace Bay, Turks & Caicos – Project Manager

#### **Project Name, City, State**

Grande Bahamas Beach Hotel, Port Lucaya, Grand Bahamas, Project Manager

#### **Project Name, City, State**

The Refuge – 113-Unit PUD, Brunswick, GA – Owner Consultant

#### **Project Name, City, State**

The 521-Commerce Centre, a flex-space facility, Williamsburg, SC – Owner Consultant

#### **Project Name, City, State**

Dartmouth College Highway Commons – Retail Strip, E. Lempster, NH Design/Build – Developer/Owner



**Project Name, City, State**

Atlantia on Jupiter's Riverwalk, High-Rise Condominium, Jupiter, FL – Owner's Representative

**Project Name, City, State**

Abidjan Planned Unit Development, Belle Glade – Owner's Representative

**Project Name, City, State**

Stephenson Lane Carriage Home, Belfast, ME – Design/Build – Developer/Owner

**Project Name, City, State**

US Army Reserve Center, Keene, NH – Project Manager

**Project Name, City, State**

Keene High School, Keene, NH – Project Manager

**Project Name, City, State**

US Post Office and Transfer Center, E. Lempster, NH – Design/Build – Developer/Owner

**Project Name, City, State**

The Wright Estates Condominiums, Keene, NH - Project Manager

**Project Name, City, State**

Cranmore Ridge Planned Unit Development, Concord, NH - Project Manager

**Project Name, City, State**

Ken Carpenter Ford Dealership, Hillsborough, NH - Project Manager

**Project Name, City, State**

River Meadows Condominiums, Henniker, NH - Project Manager

**Project Name, City, State**

Meadowlands Race Track – Architectural Glazing, East Rutherford, NJ - Project Manager

**Project Name, City, State**

Giant Stadium – Architectural Glazing, East Rutherford, NJ - Project Manager

**Project Name, City, State**

Trenton Federal Building – Architectural Glazing, Trenton, NJ - Project Manager