

Richard Greenspan

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Summary

Richard Greenspan is an accomplished construction professional with extensive experience in the execution of real estate development projects and a distinguished track record of delivering projects on schedule and within budget constraints. He is an experienced leader with excellent relationship building and strong conflict-resolution skills.

Experience

Construction / Development Owner's Representative

RG Consulting, LLC

2011 - Present

- Assist owner in pre-construction planning and coordination of architects and design consultants.
- Assist and advise Owner in contractor procurement (including the review of contractor qualifications, scopes of work and pricing).
- Assist and advise Owner in "value engineering" where necessary.
- Observe progress and quality of the construction work; monitor Project schedule and Anticipated Cost Report.
- Review contractor change order requests, claims, and submittals.
- Evaluate and report to the Owner on the CM/GC's completion of work (including assistance with the development of a punchlist, compliance with Dept of Buildings issues and other municipal or utility regulations).
- Projects include (see attachment for photos):
 - *Comunilife's El Rio* - Sixty Five unit multifamily affordable & supportive housing project in the West Farms section of the Bronx. Upon completion (May 2015) the building will house low-income seniors and chronically homeless single adults with mental disabilities. Project client is NYC HPD includes a mix of state and city subsidies.
 - *Ocean Green Senior Apartments* - Five-story, 44-unit senior residential building. Low Income Housing Tax Credit project, Jersey City NJ.
 - *NEP Projects: 269 2nd Avenue West, Newark NJ:* Four one-family homes built on vacant land in Newark, NJ. Funding provided with Sandy Relief Grants through the NEP Program by the State of NJ Department of Community Affairs, NJHMFA. The purpose of the program is to enhance threatened but viable neighborhoods, and expand housing opportunities for households displaced by Hurricane Sandy. The homes will be sold to buyers earning less than 80% median income.
 - *NEP Project: South 17th Street, Newark, NJ:* Homeownership project consists of two three-family homes developed on vacant land Newark, NJ. Project is part of the NJ DCA NEP Program to enhance threatened but viable neighborhoods, and expand housing opportunities for households displaced by Hurricane Sandy. The buildings will contain six (6) separate apartment units. Each three-family home will be sold to a household earning 80% or less of Area Median Income (AMI). Owners will be required to rent the two apartments to households earning 80% or less of AMI.

Forest City Ratner Companies: Project Manager & Vice President, Design Development & Construction

Brooklyn, NY

2002 - 2011

- Led the design, development, and construction of large-scale real estate projects.
- Assembled team of architects and design consultants to facilitate planning for projects.
- Coordinated with in-house development and finance teams to progress from design to construction.
- Directed negotiations with trade contracts and executed the purchase of all vendors.
- Maintained control of all trade costs and project schedules during construction.
- Facilitated conflict resolution with trades, architects and unions during construction phase.

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- Successfully completed one million square feet of development in NYC including (see attachment for photos):
 - *80 DeKalb Avenue* - 36-story residential building with 365 apartments (80% market rate/20% affordable); LEED Silver Certification
 - *Atlantic Terminal Office Building* - Ten-story, 400,000 square foot office building
 - *111 Worth Street* - 330-unit residential building (80% market rate/20% affordable)

Brooklyn Community Housing and Services: Board Member

(Ongoing)

- Elected as a director of the supportive service provider BCHS. Responsibility includes oversight of Buildings Committee.
- Engages in discussions about and planning how BCHS can provide services for Brooklyn's homeless and mentally ill population.

Estimator (various firms)

Vanguard Construction; New York City (2000 - 2002)

Regele Builders; New York City (1998 - 2000)

BFI Construction, New York City (1996 - 1998)

- Estimated, bid and priced construction projects. Additional responsibilities included completion of quantity surveys and estimates of all construction trades.
- Projects included corporate interiors, high-end residential apartment renovations, retail showrooms and restaurants.
- Bid evaluation of subcontractors' proposals and purchase of the final contracts.
- Scheduled work, sequenced critical path items, and engaged in long lead management and negotiation of change orders.

Oak Building & Renovation, Inc.: Owner and President

Rahway NJ (1991 - 1996)

- Solely owned and operated general contracting business. Specialized in home additions in New Jersey and apartment renovations in New York City.
- Marketed services to residential owners, architects and contractors.
- Implemented sales strategies to target markets.
- Managed all finances, payroll and bookkeeping.
- Established estimating and job costing procedures.
- Organized and oversaw all construction projects. Developed and maintained project schedules, payments and contracts for subcontractors.

Education

New York University, New York, NY

May 1998

Building Construction Management Certificate Program: Award for Academic Excellence

Pratt Institute, Brooklyn, NY

2004-2006

Graduate Center for Planning and the Environment, School of Architecture: Various courses included Development of Affordable Housing; Metropolitan Regional Planning; and Transportation Issues and Planning in NYC.

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Rutgers College, The State University of New Jersey

May 1985

BA, Economics with a concentration in Computer Science.