

Nathan E. Franje

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SUMMARY OF QUALIFICATIONS

- Twelve years in construction management
- Five years in development and design management
- Effective in managing multiple projects and teams
- Persuasive communication and negotiation skills
- Eight years of preconstruction management
- Strong problem solving skills
 - Strong attention to details
 - Effective at meeting deadlines and working under pressure

CAREER HIGHLIGHTS

R&R Realty West Des Moines, IA
Director of Development and Construction | October 2013 – Present

- Oversee and facilitate the design of new properties and confirm programming needs
- Assist in the development process for new properties including coordination with city staff
- Solicit, evaluate, hire and manage design consultants
- Provide Owner's representation throughout design and construction
- Review and critique of construction proposals and schedules
- Oversee construction projects and confirm schedule and budgets
- Assist and encourage construction personnel in completing projects to the owner's expectations
- Outline the deliverables of the development and construction teams

Kum & Go L.C. West Des Moines, IA
Pre-Construction Project Manager | December 2011 – October 2013

- Oversee and facilitate the design of all Kum & Go stores
- Manage Architects, Structural Engineers and Mechanical & Electrical Engineers
- Work with internal and external Project Managers to develop design solutions
- Facilitates the prototype design with Design Consultants and internal end users
- Coordinate with municipalities to ensure store design meets their criteria
- Assigned to special projects, including a year-long cost analysis prototype
- Work with suppliers to find cost-effective solutions
- Partner in the Kum & Go LEED Volume initiative with USGBC

Larson and Larson Construction Urbandale, IA
Estimating Manager | November 2008 – December 2011

- Oversaw all bids and numerous budgets for Larson and Larson from \$10,000 to \$43 million dollars
- Determined scopes of the upcoming projects
- Managed the solicitation of subcontractors required
- Prepared estimates for self-performed work
- Oversaw and performed quantity takeoff
- Facilitated final preparation of bid
- Functioned as the primary liaison between the estimating department and the project management department
- Initiated the transition of projects from pre-construction to construction phases

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Project Manager | May 2006 – November 2008

- Prepared budget estimates
- Negotiated contracts with subcontractors
- Prepared schedules and facilitated schedule updates for projects
- Prepared budget forecasting / budget rearrangements
- Completed projects on schedule and within budget
- Oversaw project change orders with owners and subcontractors
- Coordinated with architects and owners

Project Engineer | April 2004 – May 2006

- Reviewed shop drawings
- Prepared schedule updates
- Prepared change orders
- Coordinated with subcontractors

Jensen Construction Company**Des Moines, IA****Field Laborer | May 2003 – August 2003
May 2002 – August 2002**

- Field construction labor on bridges

**ADDITIONAL
EXPERIENCE****Farrell's Extreme Body Shaping****Des Moines, IA**

- Kick Boxing Instructor

EDUCATION**Iowa State University****Ames, IA****Bachelor of Science, Construction Engineering | December, 2003****SKILL SETS****Green Building Certification Institute****Ames, IA****LEED AP Building Design + Construction | February, 2013**