

PETER J. PENDLETON

PROJECT EXECUTIVE / SENIOR PROJECT MANAGER - DESIGN-BUILD / HEALTHCARE / COMMERCIAL / PUBLIC WORKS

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PROFESSIONAL BIOGRAPHY

Peter J. Pendleton is a Licensed Contractor, Project Executive / Senior Project Manager and construction leader with almost four decades of industry experience and more than 20 years in project management. He specializes in design-build delivery and architect, engineer, and owner coordination across healthcare, commercial, multifamily, public works, structural concrete, tenant improvement, and ground-up construction, with individual projects valued up to \$80 million. Design-build is the core of his background. At Parkco Building Company, Peter managed five design-build residential, commercial, and public works projects from concept through completion, leading architectural, civil, structural, landscape, and specialty engineering consultants and carrying projects through planning, zoning, entitlements, and permitting with municipalities across California and the Southwest. Earlier, as Design Manager at Rick Hamm Construction, he built and led an in-house architectural design division. He runs the design team and the build team as one effort, keeps the owner's program, budget, and schedule tied together, and works design questions out before they reach the field.

His career progressed from carpenter to field supervision and estimating into project management, operations leadership, design management, and senior project leadership. That field-to-management progression provides a practical understanding of daily construction operations, project planning, staffing, site logistics, trade-partner leadership, procurement, contract administration, cost and schedule analysis, financial forecasting, risk management, quality, safety, and closeout.

At S+B James Construction, Peter served as Senior Project Manager on the RSBCIHI / Morongo New Health Clinic and Maintenance Facility. He managed project execution, subcontractors, schedule, budget, owner and design-team coordination, OAC meetings, procurement, change management, and stakeholder alignment on a complex healthcare project located on tribal land.

Peter has also owned and operated contracting businesses and has served in operational leadership roles with responsibility for estimating, design, staffing, field production, client relationships, and business performance. He brings an owner-operator perspective to project delivery, with a strong understanding of risk, margin, cash flow, reputation, and the importance of long-term client and trade-partner relationships.

SENIOR PROJECT LEADERSHIP HIGHLIGHTS & CORE EXPERTISE

- **Design-Build Delivery:** Concept-through-completion delivery with the design team under contract, including consultant leadership, design coordination, entitlements, permitting, scope and budget alignment, and constructability.
- **Architect / Engineer / Owner Coordination:** OAC meeting management, RFI resolution, design-team and owner-representative alignment, agency and inspector interfaces, and documented progress records that keep owners and designers current between site visits.
- **Large Project Delivery:** Senior leadership of complex, multi-stakeholder projects from preconstruction and buyout through construction, closeout, turnover, and owner readiness.
- **Healthcare & Technical Construction:** Ground-up outpatient healthcare, clinical support spaces, laboratory and diagnostic functions, medical infrastructure, MEP coordination, commissioning awareness, and operational turnover planning.
- **Project & Team Leadership:** Owner relations, project-team leadership, subcontractor management, stakeholder coordination, field collaboration, executive reporting, and accountability for project objectives.
- **Preconstruction & Delivery Strategy:** Estimating, scope development, bid leveling, subcontract negotiation, procurement planning, phasing, logistics, constructability, schedule planning, and execution strategy.
- **Project Controls & Commercial Management:** Financial forecasting, budget and cost control, contingency and allowance management, contract administration, change management, procurement, scheduling, and risk management.
- **Public Works & K-12:** LAUSD structural concrete project experience, public-sector procurement, union and prevailing-wage environments, campus logistics, and familiarity with Southern California K-12 construction conditions.

PROFESSIONAL EXPERIENCE

S+B JAMES CONSTRUCTION

AUG 2025 - MAY 2026

Senior Project Manager | Morongo Tribal Land, CA

- Managed construction of the \$55 million, 50,528 SF RSBCIHI / Morongo outpatient medical clinic and an 8,668 SF pre-engineered maintenance facility serving the owner's eight-clinic operation.
- Managed project execution, subcontractors, schedule, budget, procurement, change management, and project controls, reporting to the Project Executive.
- Assumed responsibility approximately five months into construction and restructured delivery toward an estimated three- to four-month schedule reduction against the December 2026 contract completion date. Project was completed three months ahead of schedule.
- Coordinated the architect, engineering consultants, owner representatives, tribal leadership, Riverside-San Bernardino County Indian Health, clinic department heads, inspectors, and off-site utility contractors in a multi-stakeholder environment requiring cultural awareness and clear decision-making.
- Managed OAC coordination, RFI resolution, and design-team follow-through, keeping owner decisions, design clarifications, and field work on the same track during schedule recovery.
- Structured owner-approved change orders using design and owner allowances and contingency, with corresponding General Conditions and General Requirements for added scope, protecting project economics while maintaining transparency with the owner.
- Coordinated directly with the pre-engineered building fabricator to accelerate procurement and delivery; building delivery and erection each finished four weeks ahead of their respective schedules.
- Implemented DroneDeploy Aerial and Ground documentation for OAC meetings, giving the architect, engineers, and owner aerial and ground-level progress records, searchable concealed-condition documentation, RFI support, and a record for later installation coordination.

BURKE CONSTRUCTION GROUP

FEB 2024 - JUL 2025

Senior Project Manager | Las Vegas, NV

- Led delivery of an \$80 million, seven-story 311 unit multifamily development involving subterranean construction, specialized shoring, heavy civil excavation, and complex public-road coordination; the first project of its type for Burke.
- Managed eight project professionals and more than 200 trade workers with responsibility for safety, quality, schedule, budget, subcontractor performance, and owner communication.
- Oversaw preconstruction through closeout, including scopes of work, buyout, subcontract execution, cost forecasting, constructability coordination, schedule management, and stakeholder reporting.
- Worked with the architect and engineering consultants to resolve constructability issues before they became costly field changes.
- Maintained direct owner and executive relationships and presented project status to investors, stakeholders, and local officials.
- Introduced drone and Cupix 360-degree interior documentation for OAC meetings, moving contractually required design-team site visits from monthly to quarterly while keeping the owner and design team current on progress.

PARKCO BUILDING COMPANY, INC.

NOV 2017 - MAY 2023

Senior Project Manager | Costa Mesa, CA

- Managed five design-build residential, commercial, and public works projects from concept through completion, with individual project values up to \$50 million and responsibility across multiple active projects.
- Led multidisciplinary design teams under the design-build contract, including architectural, civil, structural, landscape, and specialty engineering consultants, coordinating their work with the owner's program, budget, and schedule.
- Carried projects through planning, zoning, entitlements, and permitting with municipalities throughout California and the Southwest.
- Developed scopes of work from the design, ran competitive bidding, negotiated subcontracts and prime contract terms, and managed project budgets, cost forecasting, and owner reporting.
- Served as the owner's single point of contact for design and construction, keeping design decisions, cost, and schedule aligned from concept through turnover.
- Maintained long-term client relationships that generated repeat business and referrals.

CAREER HISTORY & PROGRESSIVE LEADERSHIP

RICK HAMM CONSTRUCTION, INC.

AUG 2016 - NOV 2017

Project Manager and Estimator | Orange County, CA

- Ran the general contracting division of a specialty contractor delivering commercial and industrial concrete structures and complex scopes valued from \$300,000 to \$6 million.
- Combined estimating, project management, operations leadership, field coordination, and financial oversight across multiple concurrent projects.
- Managed union, prevailing-wage, and public-sector work, including deep drilling and shoring at Disneyland adjacent to the monorail under strict guest-experience protocols.

FRENCH CAMP ACADEMY

NOV 2009 - AUG 2016

IT Director | French Camp, MS

- Served as sole IT Director for a 1,000-acre residential K-12 school campus serving more than 250 students, with responsibility across classrooms, dormitories, a radio station, observatory, and summer camp.
- Designed and implemented campus-wide technology infrastructure, wireless networking, server virtualization, cloud productivity systems, business systems, and user support.

SANDOVAL CONCRETE CONSTRUCTION

MAY 2007 - NOV 2009

Estimator and Project Manager | San Clemente, CA

- Estimated and managed large structural-concrete scopes for public schools, including approximately eight LAUSD projects with multiple buildings per campus, along with complex private structures.
- Worked within public works and GSA procurement, union agreements, prevailing-wage requirements, deep excavation, heavy civil, grading, and public-road paving environments.

RICK HAMM CONSTRUCTION, INC.

MAR 2003 - FEB 2007

Estimator / Project Manager / Operations Manager / Design Manager | United States

- Helped transform a residential masonry and concrete contractor into a diversified general contractor while managing a high-volume portfolio that reached approximately 38 concurrent projects and roughly 130 field personnel.
- Balanced project operations with estimating, design management, staffing, production planning, client relationships, and business operations.
- Established and led an in-house architectural design division that produced design for the company's projects and opened commercial pursuits; also systematized estimating, built an estimating team, and established inventory and warehousing operations.

JC BEAL CONSTRUCTION, LLC

MAR 2002 - MAR 2003

Construction Estimator | Ann Arbor, MI

- Prepared conceptual, negotiated, and hard-bid estimates for commercial projects valued from \$12,000 to \$8 million.
- Managed takeoffs, scopes of work, subcontractor outreach, bid qualification, and client presentations.

WILLIAMS CONSTRUCTION CORPORATION

JUN 2000 - MAR 2002

Construction Superintendent | Lakewood, CO

- Supervised multiple ground-up and tenant-improvement projects, coordinating up to 50 carpenters, laborers, and trade subcontractors from bid solicitation through certificate of occupancy.
- Delivered fitness centers, restaurants, and commercial remodels while coordinating municipal inspections, procurement, scheduling, and field production.

SELECTED PROJECT & MARKET EXPERIENCE

RSBCIHI / MORONGO NEW HEALTH CLINIC & MAINTENANCE FACILITY | Banning, California | \$55M healthcare program

Senior Project Manager for a new 50,528 SF outpatient clinic and 8,668 SF maintenance facility on tribal land. Managed schedule recovery, OAC and design-team coordination, RFI resolution, subcontractors, budget and cost controls, allowances and contingency, procurement, owner coordination, off-site utilities, stakeholder alignment, and turnover planning. Accelerated the pre-engineered maintenance building procurement and erection by four weeks against planned milestones.

DESIGN-BUILD PORTFOLIO | Parkco Building Company | California and Southwest | Five projects up to \$50M

Delivered five residential, commercial, and public works projects design-build from concept through completion. Led architectural, civil, structural, landscape, and specialty engineering consultants; managed entitlements and permitting with municipalities; and tied design, estimating, procurement, subcontract negotiation, cost forecasting, and owner communication into one delivery effort.

BURKE MULTIFAMILY DEVELOPMENT | Las Vegas, Nevada | \$80M | Seven-story / subterranean construction

Led delivery of a first-of-type project for the contractor involving specialized shoring, heavy civil excavation, public-road coordination, a large project team, more than 200 trade workers, owner and investor reporting, design-team constructability coordination, cost forecasting, and subcontract management.

LAUSD PUBLIC SCHOOL PROGRAMS | Los Angeles, California | Structural concrete / multiple campuses

Estimated and managed major structural-concrete scopes across approximately eight LAUSD projects, including multi-building campus work. Experience included public works procurement, union and prevailing-wage requirements, field production, heavy civil interfaces, schedule coordination, and campus construction conditions.

DISNEYLAND SPECIALTY CONSTRUCTION | Anaheim, California | Active guest environment

Managed deep drilling and shoring work adjacent to the monorail with strict operational and guest-experience protocols. Coordinated specialty construction, safety, sequencing, access, and production in a highly sensitive occupied environment.

PROJECT LEADERSHIP & DELIVERY SCOPE

- Design-build and design management: Leading architectural and engineering consultants, design coordination, entitlements and permitting, constructability review, and keeping design, budget, and schedule aligned under one contract.
- Business development and preconstruction: Client relationship development, estimating, scope definition, budget development, bid strategy, subcontractor outreach, procurement planning, logistics, constructability, and execution planning.
- Financial and commercial management: Financial forecasting, budget and cost control, contingency and allowance management, subcontract negotiation, contract administration, change management, procurement, and owner reporting.
- Project controls and operations: Scheduling, schedule acceleration and recovery, resource planning, field coordination, site logistics, subcontractor performance, documentation, closeout, turnover, and owner move-in readiness.
- Leadership and relationships: Owner relations, architect and engineer coordination, OAC meetings, project-team leadership, agency interfaces, trade-partner relationships, stakeholder reporting, and collaboration between project management and field teams.
- Technology and innovation: Reality capture, drone documentation, 360-degree progress records, AI-enabled workflows, enterprise IT infrastructure, and construction-management platforms.

PROFESSIONAL QUALIFICATIONS

Delivery Methods & Environments

Design-Build | Negotiated Work | Hard Bid | Ground-Up Construction | Healthcare | Commercial | Multifamily | Public Works | K-12 | Tenant Improvements | Heavy Civil Interfaces | Active / Occupied Environments

Construction & Technical Capabilities

Design Management | OAC Coordination | RFI Resolution | Entitlements & Permitting | Constructability Review | Preconstruction | Estimating | Scope Writing | Buyout | Subcontract Negotiation | Project Controls | Cost Forecasting | Scheduling | Procurement | Long-Lead Management | Structural Concrete | Pre-Engineered Metal Buildings | Off-Site Utilities | Commissioning & Turnover Planning | Closeout

Software & Technology

Procore | Autodesk Build | PlanGrid | Fieldwire | Primavera P6 | Microsoft Project | Bluebeam Revu | CMIC | Sage | OST | Microsoft Excel | Microsoft Office 365 | DroneDeploy Aerial & Ground | Cupix | AI Tools & Automation

Licenses & Certifications

California Contractors License - CSLB No. 916461 | Issued May 2008
OSHA 30 | April 2026

Education & Academic Studies

- Liberty University | Business Administration, Management and Operations | 2013 - 2014
- Washtenaw Community College | Architectural Drafting and CAD | 2000
- Texas State Technical College | Aeronautics and Aviation Science | 1998 - 1999
- Community College of the Air Force | Military Technologies and Applied Sciences | 1991 - 1992
- Mississippi State University | General Studies | 1990

EARLIER EXPERIENCE & MILITARY SERVICE

- Claborn Construction | Carpenter and Working Superintendent | 1998 - 2000 | Residential remodels and ground-up construction; estimating, materials, value engineering, and subcontractor coordination.
- Perkins Construction | Assistant Superintendent | 1995 - 1998 | Residential and commercial ground-up and tenant-improvement work; construction documents, estimates, value engineering, subcontractors, and client/architect coordination.
- United States Air Force | C-130 Hercules Loadmaster | 1991 - 1995 | Tactical airlift flight crew; cargo and passenger loading, weight and balance, precision air delivery, crew coordination, combat and contingency deployments. Held Top Secret security clearance and completed SERE training.

OTHER EXPERIENCE

- Alderman / Councilman | French Camp, MS 2009-2016
- Volunteer Fireman | French Camp, MS 2009-2016
- Public speaking / Training | Various events throughout Mississippi 2009-2016