

DAVID W. WEBB

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1555 Sandcliff Drive, Pensacola, FL 32507

Senior Design and Construction Management Executive

Excel at directing pre-design, site selection, planning, design, construction, occupancy, and management of highly complex, multi-phased, multimillion-dollar projects.

CORE COMPETENCIES

- Construction Program & Project Management
- Planning, Design, & Construction
- Property Condition Assessments
- Procurement & Contract Negotiations
- Space Allocation & Planning
- Budget Development & Management
- Schedule Development & Management
- Tenant Work & Property Management
- Due Diligence Surveys
- Cost Estimating
- Problem Solving & Issue Resolution
- Relationship Management
- Structural Engineering, Exterior, & Interior
- Stakeholder Communications

PROFESSIONAL SUMMARY

Design and Construction Management Executive with a broad breadth of experience driving all phases of **multimillion-dollar design, planning, and construction programs and projects** in the commercial, industrial, institutional, and residential sectors.

*Class A Office Buildings (High-Rise, Mid-Rise, Low-Rise)
Medical Office Buildings, Projects, & Programs
Multifamily, Multi-Use Buildings
Interiors ▪ Capital Improvements
Hospitality Facilities ▪ Property Management*

Demonstrated capacity for **parachuting into new situations**, quickly identifying key players, **grasping objectives**, and putting together a plan to **revive projects at risk for failure**.

Serve as a catalyst in **resolving acrimonious relationships** between parties by **distilling the core issues** behind the stalemate, and **proposing effective solutions** to move projects forward.

CAREER HIGHLIGHTS

CAPITOL REAL ESTATE SERVICES GROUP, INC. (CRESG) | CAPITOL CONSTRUCTION MANAGEMENT, P.C. (CCM)
Privately held professional design, construction, and property management firms focused on projects in segments ranging from general business, retail, and hospitality to manufacturing, health care, education, and multi-family residential.

Principal | 1995 – Present

Launched and led CCM, then CRESG, to market and deliver a broad range of services related to the design, planning, construction, and management of commercial, industrial, institutional, and residential projects. Amassed a diverse portfolio, driving the completion of multimillion-dollar, multi-phase projects and tenant work for public and private sector clients ranging from global Fortune 500 enterprises to small independents.

Direct the entire project life cycle—inception through planning, design, construction, completion, and management—organizing and managing the people, materials, and processes critical to delivering projects aligned with clients' goals for cost, schedule, and quality. Build credibility by traveling extensively to project sites to meet with stakeholders and teams, effectively juggling the needs of multiple concurrent clients and projects. Provide a comprehensive, integrated project and programs management approach that provides clients with the highest quality project for their investment.

Built the business from the ground up, developing a sustained pipeline of profitable work ranging from very large and complex high-rise construction projects to small, one-off, single-office renovations.

Cultivated project work, requests for contract work, and referrals from satisfied customers by providing high-quality, professional services in an ethical, creative, and cost-efficient manner.

Developed an effective system to track, manage, and report on multiple projects at various stages of leasing, design, and construction. Produced substantial time and cost savings through design/optimization of project processes.

Forged solid relationships with stakeholders, assisting owners, architects, engineers, contractors, developers, lenders, and tenants in understanding all project phases, working collaboratively through crises, and celebrating interim milestones.

Acclimated rapidly to new situations and program/project types, learning the intricacies of new industries and highly specialized construction requirements in order to exceed client objectives.

SELECTED PROJECT HIGHLIGHTS

BE Structural, (BES). (Philadelphia, PA) BES assists with schematic design, 3rd party design review, structural engineering and stamped construction drawings. Our network of field associates performs structural inspections, construction monitoring inspections, new construction and renovation design consultations in 25 U.S. states. They use forensic technique to assist building owners, homeowners, business owners as well as other architectural /engineering /construction professionals. (2018-2025)

- **Hubbell Manufacturing Co., Structural and Roof Inspection and Measurements** (Greenville, AL) 36037. The Owner of building wanted to install a Solar Power System on the roof of the large, old metal building and they wanted to determine if that were possible. A detailed inspection of the building determined there were no drawings matching the existing building. This required an immediate measurement of a sample of the main structural components of the building. The BES structural evaluation found the structural members can support the self-weight and dead loads of deck and purlin only. The primary frame cannot support any additional live load/environmental load, especially wind load. This structure needs to be reinforced or strengthened to support code minimum live load or any other additional loading that needs to be applied in the future. A detailed investigation of the entire building needs to be done.
- **East Newnan Baptist Church** (Newnan, GA). The Church building had suffered from water damage coming into the building from the exterior and through the concrete floor slab since it was built in 2001. We walked the site and building, inspected the areas of concern, found issues that needed to be corrected and prepared a Report and Photo Log of Findings and Recommendations. We coordinated and helped the Church determine the appropriate Remedial Work.
- **Hurricane Michael Structural Damage Inspections** (Panama City, Panama City Beach, Florida Coast). “The structural inspections were to provide irrefutable evidence and documentation of the damage to homes and businesses caused by Hurricane Michael. These reports are prepared at the request of Florida Public Insurance Adjusters (Public Adjuster) and Homeowners alike.” “A Public Insurance Adjuster is the only adjuster specifically licensed by the State of Florida to represent the insured. The public adjuster’s main responsibility is to protect the Insured and their interests in claims against a loss with the insurance company.
- **Doubletree Hotel Investigation and Report** (Atlanta, GA). This is a nine-story structure. A previous inspection by another firm had raised questions about cracks in the CMU walls and dented and rusty metal decking (floor pans) all in the stairwells. We walked the site and building, inspected the areas of concern, found issues that needed to be corrected and prepared a Report and Photo Log of Findings and Recommendations.

Building Consultants, Inc. (BCI). (Baltimore, MD) BCI is a network of architects, engineers, environmental scientists and construction specialists headquartered in the mid-Atlantic region and serving clients nationwide. (2017-2021)

- **Columbia Canopy at Grove Park (for Truist Bank)** (Atlanta, GA). The project consists of the new construction of four three- and four-story apartment buildings, comprised of 110 units to be situated on a 7.861-acre site. The site improvements include stormwater management, 136 parking spaces, paving, sidewalks, lighting, and extensive landscaping. CRESG provided Construction Monitoring and Reporting Services to Truist Bank through Building Consultants.
- **ICON Buckhead (for Bank of America Merrill Lynch).** The project consists of the new construction of a 35-story, 365-unit multi-family, high rise apartment building which will include two underground and nine above-grade garage levels providing a total of 678 parking spaces. Levels 1 and 2 will include retail space as well as the apartment offices. Level 6 amenities will include a deck with a pool, fire pit and grill area, indoor kitchen, and fitness center. Additional amenities will be provided at the top level. The site improvements at the 2.30-acre site will include fine grading, utility connections, paving, sidewalks, lighting, and landscaping. CRESG provided Construction Monitoring and Reporting Services to Bank of America Merrill Lynch through Building Consultants.

- **Ash Branch Manor (for National Affordable Housing Trust).** (Pembroke, GA). The project consists of the new construction of a single, three-story 69,620 square foot (sf) senior housing project containing 70 apartment units, situated on an approximately 3.885-acre site. Site improvements will include stormwater management, demolition of existing improvements (former Bryan County Elementary School), then new buildings, roadways, pavement and utilities and construction of site utilities, roadwork, sidewalks, site lighting and landscaping. CRESG provided Construction Monitoring and Reporting Services to National Affordable Housing Trust through Building Consultants.
- **Chris 180 NMTC - CETEC (for SunTrust Bank)** (Atlanta, GA). This project consists of the demolition of an existing residential structure and new construction of a two-story 19,393 square foot (sf), multi-purpose Center of Excellence for Training, Education and Connections (CETEC). The vehicular entrances to the site will be on the east from Fayetteville Road and on the west from Pine Trail Road. Proposed improvements at the initial 0.751-acre site will include clearing, sediment controls, grading, utilities, construction of the CETEC building, paving, and landscaping. Parking will be provided to the south and east of the building, with a total of 95 parking spaces including three handicapped accessible spaces. CRESG provided Construction Monitoring and Reporting Services to SunTrust Bank through Building Consultants.
- **Chris 180 NMTC - Pine Trail Multi-Family Housing (for SunTrust Bank)** (Atlanta, GA). This is the second work scope of three for CHRIS 180 at this site. The project consists of two components: new construction of a single, 4,167sf residential duplex located at 1743 Pine Trail Road and renovations to three existing single story with basement residences on the north side of Pine Trail Road (1708, 1730 and 1748 Pine Trail).
- **Chris 180 NMTC - Health Clinic (for SunTrust Bank)** (Atlanta, GA). The project consists of the renovation of an existing two-story 5,759 square foot (sf), office/storage building. Renovation will be limited to 1,619 sf. No work will be performed at the second level. The new construction will consist of non-load bearing wall/ceiling construction in one area of the building for client check-in, lab, and exam rooms. New mechanical and electrical equipment will be installed in the renovated areas. New plumbing fixtures will be installed in the new exam rooms and lab. No improvements to the site are indicated. Some exterior improvements were added including exterior paint, awnings, additional electrical interior work, and exterior fencing.
- **FD Stonewater, State of Georgia's Department of Human Services, Division of Family and Children Services (DHS-DFCS) (Atlanta, GA) (for United Bank).** The project consists of the tenant improvements to an existing six-story, 116,600 square foot (sf) office building, and the construction of a one-story 5,300 sf addition to the northwest corner of the building (resulting in a total 121,934 sf); all to be situated on an existing 7.9668-acre site. The building is to be leased to the Georgia Department of Human Services. CRESG provided Construction Monitoring and Reporting Services to United Bank through Building Consultants.
- **Terraces at the Park (for Bank of America Merrill Lynch)** (Griffin, GA). The 3-story mid-rise apartment building is located on the City Park Golf Course and is comprised of 68 units in a mix of one and two-bedroom types. There are a variety of amenities, including a community center, computer room, fitness center, wellness center, arts and crafts room, lounge, outdoor porch and patio, and laundry facilities. CRESG provided Construction Monitoring and Reporting Services to Bank of America Merrill Lynch through Building Consultants.

Lennar Multifamily Communities, LLC, Atlanta, GA. (Nashville, TN and Atlanta, GA). Partnered with leadership and development staff in the design and construction of 3 high-rise, multifamily buildings (2016-2017).

- **The Morris, M Residences** (Nashville, TN). Directed the design completion and construction of a 19-story, 344-unit multifamily development in Nashville's Music Row submarket that includes a highly amenitized rooftop club, pool, and lounge offering scenic skyline views of Music City. Interiors will feature condo-level finishes.
 "The Morris is a 19-story, high rise tower which provides 344 units, capturing the urban Nashville experience. Both the rooftop sky lounge and the 7th story landscaped amenity deck provide expansive views overlooking downtown and Music Row. The Morris' distinct architectural style references the traditional materials of the neighborhood among its 6,472 sq ft of dining and retail, transitioning into a mix of stucco and glass to relate the upper floors to the modern skyline." The project concluded in October 2017.
- **Vireo (195 Thirteenth Street)** (Atlanta, GA). Pre-construction services for a 26-story, 310-unit, multifamily high-rise with an entry-floor lobby and 9-level parking garage located in Midtown. Amenities include a swimming pool, club room, fitness room, and outdoor courtyards located on levels 8 and 26. Construction will commence August 2017 and conclude July 2019. Located on 13th Street between Piedmont Road and Juniper Street in the popular community of Midtown Atlanta. Vireo provides 310 rental units in studio, one and two-bedroom layouts. This vertically stacked tower starts at the lobby/street level, followed by six levels of parking and then eighteen levels of residential floors. The top floor features the club and pool amenities with spectacular views of the park and city skyline."

- **Gentry Buckhead Village (3172 Roswell Road)** (Atlanta, GA). Pre-construction services for a 21-story, 290-unit high rise, mixed use, multi-family development. “Gentry Buckhead Village plays a key role in the revitalization and redevelopment of Atlanta’s Buckhead Village. The mixed-use high rise occupies .935 acres, housing 6,800 square feet of retail. The project offers 290 units with six above-grade parking levels and one basement level. Residents come home to luxurious amenities, including an expansive 8th floor terrace, private dining with catering kitchen, fitness center, and rooftop pool and sky lounge”.

Richmond Honan Development and Acquisitions (RH), Atlanta, GA and Memphis, TN. Managed commercial building projects for a single-source provider of real estate services to major healthcare providers. For 40 years RH has fostered collaboration between hospitals, physicians, and amenity tenants. It has developed 3M sq. ft. of healthcare-oriented facilities.

- **6555 Quince Road** (Memphis, TN). Operating with no drawings, no schedule, and only a target budget with a \$5M ceiling, led design and construction of an old, long-neglected office building undergoing reconfiguration into a new Medical Office Building (MOB). Orchestrated buildout of the new, relatively complicated medical offices, including an in vitro fertilization center (IVF), GYN facility, walk-in clinic, pharmacy, rehabilitation center, and a state-of-the-art imaging and MRI facility. Services provided 2014-2015.
 - Began project with a large national contractor, who left the project abruptly prior to construction start. Spearheaded transition to a smaller local contractor, a better choice given all the challenges.
 - Supervised design team in preparing a comprehensive MEP redesign. Initiated a methodical survey of existing conditions and produced drawings and specifications in several smaller packages, which allowed MEP equipment to be designed and ordered on a timeline that supported the accelerated schedule.
 - Directed contractors in demolition of old and construction of new tenant spaces. Relocated existing tenants to enable creation of larger contiguous blocks of space for the new owners. Satisfied the incoming tenant (a major hospital) with regard to cost, quality, and the construction schedule.
 - Gutted and replaced HVAC systems, installed fire sprinklers, and completed major upgrades to the electrical systems without displacing the building’s occupants.
 - Led design/construction team to successfully complete a large volume of work under very difficult circumstances. Managed the project effectively despite collaborating with 2 JV owners with competing priorities.

Barings (formerly Cornerstone Real Estate Advisors (CREA)). Served as Assistant Owner Representative and provided construction inspections for a series of landmark urban projects—large, high-end, urban, multifamily, multi-use properties—for Cornerstone, one of the largest diversified global real estate managers with \$47B+ in managed/serviced assets.

- **230 South Tryon** (Charlotte, NC). Spearheaded the near-complete demolition of an old, 13-story, 200K sq. ft. mid-rise bank building and conversion to 109 high-end residential condominiums. Included all phases, from initial planning and design through move-in and occupancy. Services provided 2005-2006.
- **300 South Tryon** (Charlotte, NC). Proposed development set to include >\$100M, 32- and 14-story towers. Tallest tower will have 2 floors of shops/restaurants (~40K sq. ft.) at the base, 310K sq. ft. of office space, and 168 residential condos on the highest floors. The 14-story tower is expected to have 151 condo units. Services provided 2007-2008 (project was placed on indefinite hold during 2008).
- **Washington Gateway** (Washington, DC). Commenced and nearly completed design of a >\$200M mixed-use development that included almost 1M sq. ft. of occupied space to be co-located in 2 towers. Services provided 2007-2008 (project was halted in 2008 partway through the process due to the industry downturn).
- **Amalfi Hotel Renovation** (Chicago, IL). Directed the >\$1M demolition and reconstruction of this boutique hotel’s main lobby and common spaces while the hotel remained fully operational. Coordinated project details with an adjacent Class A office building with which the hotel shared an entrance. Services provided 2008-2009.

Northpark Town Center (Atlanta, GA). Named Project Manager on a \$15M remedial waterproofing project for 2 buildings in a suburban Atlanta office park that had suffered near-catastrophic water damage to the Class A office space over the garage building and under the rooftop garden. Identified causes for water leakage and designed long-term waterproofing solutions that rendered the offices watertight after 10 long years. Drove remedial

construction while buildings were occupied, avoiding major rent concessions. Represented owners in coordinating litigation and arbitration with the contractors at fault.

- **Northpark 400 Associates, LP.** Remediated water leakage from the green roof into the office spaces of an 18-story, 586K+ sq. ft. office tower with 2 80K sq. ft. garden-office levels above a 5-level parking garage. A bridge that includes retail space connects the garden building to the office tower on the 1st and 2nd floors. The green roof is an elevated park with trees, grass, and a fountain. Served as Project Manager for the investigation into the problems' causes, design of the waterproofing solutions and replacement park hardscape and landscape, remedial construction, and contractor litigation/arbitration. Services provided 1995-1998.
- **Northpark 500 Associates.** Remediated water leakage from the green roof—a fully landscaped roof garden with outdoor dining terraces and a walkway connection to the office tower—a 515K sq. ft. space comprising 7 parking levels covered by 2 50K sq. ft. floors of Class A office space. Leakage into the offices had defied several investigations and numerous repairs, including a limited remedial waterproofing project to Building 500 over the prior 10 years. Served as Project Manager for the second successful design of the new rooftop, as well as waterproofing and remedial construction. Services provided 2005-2007.

Regent Partners

- **Park 22** (Austin, TX). Directed the buildout of this suburban Class A office park for Regent Partners, a dynamic real estate development, acquisitions, investment and services firm who has acquired and developed more than 10M sq. ft. across the Southeast. Served as Field Representative from 1999-2000. Project is situated on a 32-acre tract that required cut-in of roads to facilitate access to the 3 building pad sites and adjacent parking garages, as well as construction of 2 highway-type bridges enabling traffic to avoid the tract's dry creek bed.

Ensured compliance with environmental regulations. Traversed the local bureaucracy in order to secure government approvals for construction start. Once finalized, obtained certificates of occupancy for the buildings.

Milton Pate Associates (Atlanta, GA). Served as Architectural Contract Administrator for a general practice architectural firm founded in 1959 that has provided comprehensive design services for more than 56 years.

- **U.S.P.S. Retail Stores Program** (various North Georgia locations). Spearheaded the \$25M buildout and renovation of retail space (40 individual stores) for the U.S. Postal Service in advance of the 1996 Summer Olympics. Services provided 1995-1996.
 - Brought together U.S.P.S. representatives, an architect, engineers, a scheduler, and a cost estimator, and led team to complete 100% of openings on time. A few projects were cancelled due to changes in the program.
 - Developed and demonstrated to the team an effective system for managing design/construction of a high number of projects simultaneously in order to meet extremely tight schedules with a hard deadline.

EARLY EXPERIENCE

Construction Director, PORTMAN-BARRY INVESTMENTS, INC.

1988 - 1995

(Subsidiary of John Portman Companies, World Renowned Architect and R.E. Developer)

Organized the Construction Department. Major accomplishments include: (1) establishment and implementation of Tenant Work Policies and Procedures; (2) development of a simple but sophisticated system of tracking and controlling costs for each tenant space; and (3) gaining firm control over design and construction costs for two "Class A" properties. Over 1.3 million square feet of "Class A" office space have been constructed at a cost of over \$29 million dollars.

Completed projects include:

Northpark Town Center, Atlanta, GA

- *Building 400 - 585,000 SF, Tower 416,000 SF Space Constructed \$8,842,000 Tenant Construction Cost (1980 \$ typ.)*
- *Building 500 - 515,000 SF Tower 505,000 SF Space Constructed \$13,005,000 Tenant Construction Cost*
- *Riverwood 100, Atlanta, GA Building 100 - 505,000 SF Tower 359,000 SF Space Constructed \$7,259,000 Tenant Construction Cost*
- *Park Place, Stone Mountain, GA 50,000 SF One story office warehouse 20,000 SF Completed \$250,000 Tenant Construction Cost*

- Snapfinger Woods, Decatur, GA 196,000 SF One story office warehouse 49,000 SF Completed \$344,000 Tenant Construction Cost

Construction Manager - Atlantic Center (IBM Tower), PRENTISS PROPERTIES LIMITED, INC. 1985 - 1988
(formerly Cadillac-Fairview Urban Development, Largest R.E. Developer in North America at the time)

Responsibilities included:

(1) developing the project design, schedule and budget: (2) negotiating with the general contractor: (3) establishing a construction plan that achieves the owner's objectives as to cost, schedule and quality: (4) obtaining necessary permits: (5) monitoring the schedule: (6) negotiating changes: (7) reviewing pay applications: (8) monitoring punch list work: (9) preparing for occupancy and final closeout: and (10) management of tenant space construction. Phase I of the project, the IBM Tower, is described as follows:

Tower 50 Story Building, 1.1 Million Square Feet January 1986 - March 1988

Garage 2300 Car Parking Facility April 1986 - October 1987

The total project construction cost for the IBM Tower was in excess of \$100 Million (1980 \$). I interfaced with the Vice President of Construction, the Project Development Officer & a Senior Construction Manager in this position.

Construction Manager - Retail Development, HOOKER BARNES 1984 - 1985
(Subsidiary of L.J. Hooker, Australia's Largest R.E. Developer at the time)

Responsibilities included: (1) design development: (2) selecting general contractors: (3) obtaining necessary permits: (4) total construction management authority: and (5) coordination of tenant finish work.

Projects were as follows:

- Northfield Crossing, Murfreesboro, TN 76,800 SF Strip type center Construction cost \$2.3 Million
- Carter Oak Crossing, Norcross, GA 190,000 SF Strip type center & restaurants Construction cost \$8.9 Million
- Windsor Station, Atlanta, GA 46,300 SF Strip type center, combination of rehabilitated and new space Construction cost \$2.0 Million
- Westgate Center, Augusta, GA 52,500 SF Three one story offices Construction cost \$2.0 Million

Office Engineer, THE METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY (MARTA) 1978 - 1984
Engineer Hired as a Civil Engineer II in the Transit (Rail) System Development Group. Promoted to Civil Engineer III and IV. Eventually, promoted to an Office Engineer in the MARTA Brookhaven Station Construction Field Office. This was during the construction of the initial portions of the system, at a cost of \$1.5 Billion (1970 \$), and involved heavy construction. This was a tremendous opportunity for a young engineer at the beginning of his career.

EDUCATION & PROFESSIONAL CREDENTIALS

Master of Science - Civil Engineering, THE GEORGIA INSTITUTE OF TECHNOLOGY

Bachelor of Science - Civil Engineering, NORTH CAROLINA STATE UNIVERSITY

I was a Registered Professional (Civil) Engineer (1984-2008)