

From: Doris Flynn  
Sent: Tuesday, March 27, 2018 3:15:49 PM  
To: Cindy Church  
Subject: Fw: LOI  
From: Carlos Luaces [REDACTED]  
Sent: Wednesday, March 21, 2018 1:01:42 PM  
To: Doris Flynn  
Cc: Alex Rubenstein; David Gray; Nisha Kash; Harvey Roseff; solsen@byramtwp.org  
Subject: Re: LOI

Doris,

Attached please find my resume. I have 15 years of Construction experience from Design Build, Demolition, Estimating, to Project Management. I have been involved with building hotels, airplane hangers, senior living communities, and various government buildings from schools to municipal buildings. I have also been a DPW Director (CPWM trained) with a 10,000,000.00 budget as well as a former Councilman in Byram. I know what the needs of the town are and I have the knowledge to share with the committee to help make the proper recommendation.

Thank you for your consideration.

Carlos Luaces  
[REDACTED]

-----Original Message-----

From: Doris Flynn <dflynn@byramtwp.org>  
To: Carlos Luaces <[REDACTED]>  
Sent: Wed, Mar 21, 2018 11:56 am  
Subject: RE: LOI

Carlos,

We have decided that a resume will be needed to assist the Council in choosing the committee members. Please forward.

Thank you.

Doris  
From: Carlos Luaces [mailto:[REDACTED]]  
Sent: Tuesday, March 20, 2018 9:07 PM  
To: Doris Flynn <dflynn@byramtwp.org>  
Subject: LOI

Doris  
Please accept this email as my Letter of Intent to join the Municipal Building Project Committee.  
Please call me on my mobile phone if you have any questions. [REDACTED]  
Thank you  
Carlos B. Luaces  
Carlos B. Luaces  
[REDACTED]

On-site Project Manager with experience overseeing all phases of multi-million dollar construction projects for government and private sector clients. Possess strong credentials and a proven history of on-time, on-budget and high quality project completions.

### **Key Skills/Qualifications**

- Construction/Demolition Projects
- Site Safety/OSHA Compliance
- QA/QC/Field Engineering
- Change Order Management
- Budgeting & Cost Controls
- Subcontractor/Crew Supervision

### **Professional Experience**

#### **MZM Construction Company, Inc., --Project Manager, Newark, New Jersey, January 2017- Present**

Responsible for the daily management, supervision, coordination and successful completion of construction projects to meet time and cost objectives with respect to contracting, scheduling, estimating, bidding and contract administration functions.

- Develop schedule as required for projects and update, maintain, communicate and manage all subcontractors and vendors to the schedule.
- Develop, maintain, and enforce project site logistics plan and temporary facilities plan.
- Establish and monitor administrative procedures for projects that conform to established policies and procedures of MZM Construction.
- Ensure all requirements of insurance, health & safety, labor relations and Equal Opportunity are met.

#### **Conserv Construction, Project Manager, Hillburn, NY, 9/2016- 12/2016**

- Managed multiple construction projects up to \$5M
- Maintained project schedule from initial buy-out of materials and subcontractors, RFI's and submittals.
- Monitored costs, kept project within scope and submitted changes orders as needed.

## **Yannuzzi Group, Assistant Project Manager, Kinnelon, NJ, 10/2015-10/2016**

- Produced saleable RCA and other Recycled Aggregate
- Negotiated purchases and transportation at a reduced cost and substituting materials not in specifications as equivalents for private and public work.
- Coordinated, managed buy outs and subs, billed for a \$14M project for nine acres of friable asbestos and other contaminated materials; completed disposal in less than 6 weeks with full EPA compliance of materials

## **Town of Scotch Plains, Director of Public Properties/DPW Director, Scotch Plains NJ, 2/2014 – 8/2015**

- Maintained all municipal properties, roads, sewer, buildings and services for the township as well as managing labor and administrative staff, while providing outstanding customer service to the residents.
- DEP Reporting for sanitary sewer, generators, fuel stations, and waterways
- Annual Recycling Grant, Clean Communities Grant, daily purchasing under NJ Purchasing Laws (using state contracts and coops), prepared bids for outside services.
- Integrated technology and streamlined processes to promote accountability such as researching and implementing software to track vehicle maintenance and placement, job costing, production and track trends in infrastructure failures.
- Implemented a biometric time card system which helped automate the payroll process as well as manufacture a brine for town road use for under \$1,000.

## **Tilcon, Sales Representative/Quality Control Liaison, Wharton, NJ, 7/2007 – 12/2013**

- Maintained a database of public and private contractors and serviced their stone, asphalt and recycling disposal needs for construction projects.
- Conducted site visits for road installations, road maintenance, new building developments, additions, environmental cleanup and site maintenance.
- Grew client base by over 200% through networking and prospecting new public bids with an approximate growth of \$10,000,000.

## **Education**

B.S, English Literature and Political Science, New Jersey City State University, Jersey City NJ, 1999

Rutgers University, New Brunswick NJ 2014- 2015 CPWM Program