

Thomas P. Bates
825 NE 6th Place, Cape Coral, FL 33909
(239) 340-4188
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- Experience:** **Paul Homes LLC, Cape Coral, FL**
Construction Manager (2/05-7/10)
- All residential construction phases, including site inspections and checking materials, measurements and workmanship.
 - Excellent rapport with clients, sub-contractors, inspectors and employees
 - Schedule and supervise sub-contractors, maintaining constant flow of work
 - Supervise and train superintendents, warranty, and punch-out personnel
 - Approve material purchase orders and subcontractor invoices for completed work
 - Meet with clients from design to completion to ensure highest quality and satisfaction with each home
 - Ensure job sites adhere to company safety and OSHA standards
 - Ensure that the selected options and upgrades are implemented during construction

- Atkins Development, Mt. Arlington, NJ**
Building Superintendent / Asst. Project Manager (6/02-1/05)
- Schedule & supervise contractors, Set up and negotiate contracts on a mid-rise project
 - Supervise maintenance staff
 - Maintain & Monitor Equipment, Entry System, Fire System
 - Perform daily service needs such as Painting, Plumbing & Construction
 - Develop good relations with customers and contractors
 - Maintain a clean, safe and organized job site
 - Work closely with sales personnel to meet scheduled timelines
 - Maintain a daily log of job progress
 - Approve contractor time and payroll and approve invoices
 - Work directly with inspectors
 - Maintain elevators and schedule bi-annually inspections
 - Meet with engineers and review cut sheets
 - Make a finale punch list and have executed

- Village Green, Segal & Segal, Budd Lake, NJ**
Resident Manager (11/98-4/02)
- Plumbing, Carpentry and light electrical
 - Boiler repairs on Patterson Kelly and Hydro Therm Boilers
 - Interact with contractors and residents
 - Organize and maintain supply inventory
 - Train other employees
- Assistant Resident Manager (7/98-10/98)

- Meadowbrook Gardens/Pinnacle Realty, Parsippany, NJ (6/97-6/98)**
Maintenance Technician/Superintendent
- Supervise one maintenance technician
 - Electrical and plumbing repairs
 - Heavy and light carpentry
 - Maintain inventory of supplies
 - Oversee and interact with contractors, all levels of management, and residents
 - Grounds-keeping
 - Mechanical ability, own tools, great people skills

Thomas P Bates
Resume, Page 2

Training/ PGT University – Glass Weld and Window and Door Installation
Education CMS - OSHA 10 Hour Construction Standards Class 3/06
Training Center, Kenilworth, NJ - Low Pressure Black Seal License (5/98)
Certified Pool Operator (CPO)-(5/08)

Wallenpaupack High School, PA

References Available upon Request