

Al T. Esteves, NCARB, RA, LEED AP BD+C, CPHC

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Experience:

Blackstone Consulting LLC, *Senior Project Manager* Boston Jan '17 - Pres.

- Spearhead and/or oversee the efforts on various types of services including:
 - Pre-Construction Analysis for the purposes of evaluating the feasibility, completeness and adequacy of the project documents for new and renovation projects on behalf of lenders and investors as part of their due diligence process to determine the risk associated with the transaction prior to closing. Our review includes construction documents, contracts, qualifications, insurances & bonds, construction/development costs & schedules, geotechnical and environmental reports, tests & surveys, and procurement of governmental approvals, as well as check for compliance with building codes, accessibility, and construction loan agreements. Additionally, I perform cost analyses to determine the adequacy of the contractor's bid and replacement/reserve calculations. Project development costs range from \$15-\$150MM.
 - During construction, I monitor the monthly construction progress and disbursement of projects of up to \$50MM for various stakeholders including lending institutions, equity investors, and tax credit syndicators. As a stakeholder's inspector, I review the contractor's and developers monthly req. including subcontractor invoices, lien waivers, off-site materials documentation, change orders, construction quality, construction schedule, retainage, and contingencies.
 - Close-Out Package Review for the purposes of evaluating the potential risks associated with acquisitions of recently completed developments. Review include warranties for adequacy and transferability, service request & warranty call logs for any recurring issues, ensuring that governmental approvals, such as Certificates of Occupancy, have been obtained, and review for adequacy of other close out documents including special inspections/materials testing, QA/QC reports, lien waivers, Certificate of Substantial Completion, punch lists, affidavits, and as-built/record packages.

Perkins+Will, *Arch II* Boston Mar '15 – Jul '16

- Managed the Construction Administration, and project close-out, including punch listing, for multiple projects including a highly complex a 40,000 sq. ft., \$43MM, state of the art surgery addition for Maine Medical Center completed in 2016.
- Managed the permitting process on various projects including a 4,700 sq. ft. office renovation, a 10,000 sq. ft. clinical space renovation, and a state of the art Hybrid Operating Room.
- Collaborated in a healthcare campus master plan comprised of 8 phases and total capital costs exceeding \$1B+. The master plan was comprised of additions to five different buildings, demolition of three buildings, demolition of a 1,200-car garage, new garage, new, relocated, hospital main entrance, new emergency department, new diagnostic and treatment wing, and new bed tower.
- Involved in every stage of the development process from feasibility studies, conceptual design, SD, DD, CD, CA and Master Planning.

Steffian Bradley Architects (SBA), *Designer/Drafter II* Boston Mar '14 – Feb '15

- Worked on 15+ projects focused on office and clinical spaces ranging in scope and phase of up to 20,000 Sq. Ft.
- In charge of Construction Administration for multiple projects focused on office type.

W/S Development, *Interim Project Coordinator* Chestnut Hill Sept '13 – Mar '14

- One of the largest privately-held retail real estate development firms in the country with a portfolio of over 20 million sq. ft.
- In charge of tenant lease outline plans, exhibits, and supported the development department with improvements for 15+ retail lifestyle centers located throughout the nation.
- Worked as a liaison between the development and leasing departments where I assisted with research of code & zoning requirements, feasibility studies, contract exhibits, tenant lease plans, concept plans, master planning and tenant design guidelines.
- Involved in Boston's Seaport Master Plan spanning 23 acres, 18 city blocks and a total of 6.3 million square feet. Supported the retail scope totaling 1.3 million square feet
- Prepared and coordinated the "universal" tenant design manual for all of WS Development Seaport Square properties with the feedback of the Director of Planning and Design.

Education:

Bachelor of Architecture - Boston Architectural College (NAAB Accredited) Dec '16