

Benjamin P. Morgan
452 Majestic Court • Hampstead, MD 21074
443-324-7288 • benjamin.morgan@bartonmalow.com

BACKGROUND SUMMARY

Accomplished, senior-level executive in the construction industry with demonstrated expertise in operations, finance, and staff management/development within higher education, healthcare, commercial, and sports construction sectors. Results oriented with the ability to coordinate and supervise multiple projects and teams simultaneously, coupled with the skills to effectively manage staff of all levels and diverse backgrounds. Project experiences Lump Sum, GMP, and Design-Build Project delivery models for third party Owners.

PROFESSIONAL EXPERIENCE

Barton Malow Builders, LLC, Baltimore, MD

June 1996 to present

Vice President January 2014 to Present

- Provide primary leadership and oversight for the Maryland business teams and the departmental/business market operations.
- Demonstrate strong leadership, organizational and time management skills, as well as have strong communication and client service skills.
- Demonstrate commitment to safety as an example to project teams. Work with project teams and subcontractors to improve worker safety.
- Partner with the President and other officers of BMC to develop BMC's overall mission, values, and strategic goals.
- Plan and implement department and/or market specific strategic objectives and initiatives that align with and support BMC's overall performance in reaching annual business plan goals.
- Provide executive leadership and set the direction for management level team members within their area of responsibility.
- Collaborate with other officers to create strong cross-functional operational alignment and further advance BMC's overall organizational team health.
- Support and foster pro-active workforce and business diversity practices
- Manage relationships with key clients in a positive and proactive manner; maintain awareness of market/industry landscapes, evaluate opportunities and formulate plans in support of business growth to include potential new clients and/or markets.
- Champion for a strong, caring and performance-oriented culture.
- Responsible for developing and managing a \$165 Million budget and \$3.7 Million in fees annually.
- Responsible for 8 direct reports; oversee 62 in-direct reports, not including external vendors and contractors
- Essential member in strategic planning and financial analysis with executive management for sector-wide business decisions on real estate and facilities
- Key contributor on strategic space planning for all Maryland facilities; Interact with site departments, leadership and personnel to gain consensus, propose solutions, and implement plans

- Responsible for the review of estimates for design costs, labor, materials and other related costs in facility planning
- Accountable for operating facilities 24/7 despite weather conditions or other unforeseen circumstances

Senior Project Director/ Project Executive June 2007 to January 2014

- Responsible for the overall leadership, performance, direction, completion, and financial outcome of assigned project(s), with a fee sales and fee earned expectation of \$1M to \$3M.
- Served as the project ambassador in representing the project team and acting as the primary high-level contact for the client.
- Direct and control construction-related aspects on all projects of the organization to ensure their completion according to plans, specifications, schedules, budgets, and contractual commitments.
- Partner with Business Development and Director/Vice President in client pursuit and retention strategy; leads specific project pursuits.
- Actively recruit, develop, and retain team members.
- Achieve fee sales and fee earned expectations as designated.

Project Manager/Senior Project Manager April 1998 to June 2007

- Provide direction to members of the project team to plan, organize and direct activities related to construction projects.
- Establish project objectives, procedures and performance standards within boundaries of company policy and contract specifications.
- Review and monitor project work to ensure that progress is within expected guidelines and is completed on time and within budget.
- Review and provide recommendations on potential project change orders including detailed analysis of impacts to the overall project budget and schedule
- Direct the procurement process including development of overall bidding strategies for projects; write work scopes and develop front end documents for bidding based on project needs and requirements of owner contracts; organize and conduct pre-bid meetings, receive/evaluate bids and assist with conducting post-bid reviews.
- Perform a major lead role in any dispute resolution activities occurring on assigned projects. Manage relationships and communication with architects/engineers, clients and consultants.
- Assist Superintendent with preparation of constructability reviews, site logistics plans, and the punch list process.
- Create and manage general conditions budget. Set up a multi-element cash flow and manpower projection analysis at various stages of the project, enter monthly actuals and run reports; adjust projects based on actual progress.
- Assist Vice President and Business Development with identifying and obtaining new business opportunities within the Maryland Office, including niche market opportunities.

Project Superintendent June 1996 to April 1998

- Managing in collaboration with the Project Manager, the successful completion of assigned projects.
- Enforce Barton Malow's safety policy, quality control, and project schedule.
- Liaison with architects and consultants on all field and constructability issues.

- Supervise, coordinate, and sequence contractors' work to minimize interference between various contractors on the project; Occasionally supervise and coordinate trades
- Serve as liaison between owner, contractors/crafts, and engineers to ensure construction complies with drawings and specifications and construction activities are in support of project schedule and various owner requirements
- Maintain and update the progress schedule in conjunction with area Superintendents; Review shop drawings, contract, and specifications
- Observe and interface with contractors or trades to monitor work performance and productivity of trades to ensure project rules and procedures are maintained and to check progress and quality of work being performed
- Initiate paperwork to resolve field interference problems; holds meetings and maintain daily log of construction activities and problems as an aid for problem resolution

TOKI and Associates, Inc., Milwaukee, WI

February 1992 to June 1996

Project Engineer/Coordinator

- Develop accurate construction documents within project schedule based on the architectural information received.
- Provide structural, architectural, cost estimating, and project scheduling to meet the needs of the project intent.
- Provide bid, construction, and permit drawings for the construction of higher education and commercial projects.
- Developed and implemented recovery schedules for projects under dispute.
- Provide technical support to the staff engineers in the office.

Milwaukee Urban League, Milwaukee, WI

January 1990 to February 1992

Project Manager/Estimator

- Manage the renovation of single to multi-family blighted houses.
- Estimated projects for disadvantaged contractors.

Baltimore District, Corps of Engineers,

Summer of 1989 and 1990

Engineer Aide

- Prepared working drawings on the CAD system of Architectural projects such as detailed drawings, sections, elevations, etc..., for which design characteristics are precedent or standardized and technical manuals and previous drawings of similar projects are readily available.
- Estimated projects for disadvantaged contractors.

EDUCATION

University of Maryland College Park

Master of Engineering Construction Management

December 2006

Milwaukee School of Engineering University

Bachelor of Science in Architectural Engineering,
Design Specialties in Structural & Environmental Engineering

December 1991

PROFESSIONAL ACHIEVEMENTS AND CERTIFICATIONS

Maryland Washington Minority Companies Association

Most Valuable Prime Construction Executive for Minority Enterprises

May 2019

Leadership Maryland Graduate Class of 2016

December 2016

Leadership Maryland is a professional development program dedicated to building a better Maryland by harnessing the strength of its local business and community leaders.

Barton Malow Company

Ben C. Maibach, Jr. Leadership Award First Recipient

May 2007

PROFESSIONAL ACTIVITIES

Morgan State University, Baltimore, MD

Lecturer for CMGT 306 - Construction Planning and Scheduling

Spring 2010 to present

Lecturer for CMGT 420 - Building Environmental Controls

Fall 2011 to present

Construction Owners Association of America (COAA)

May 12, 2022

Presented the "Enriching Morgan State University Experience through Integrated Design"

ABC/AIA/ULI Joint Program

April 28, 2022

Panelist Discussion on the "Unique Practices of Successful Project Teams"

COMMUNITY INVOLVEMENT

Architectural Engineer Industry (AEI)

Board Member, AEI Board of Governors (BoG).

June 2022 to present

Roberta's House

Board Member

November 2018 to present

Morgan State University, Baltimore, MD

Chairperson, CM Construction Industry Advisory Board

September 2017 to present

Board Member, CM Construction Industry Advisory Board

December 2009 to September 2017

PROJECT EXPERIENCE

Morgan State University | Baltimore, MD

Murphy Fine Arts Center – Gilliam Concert Hall Renovation

Project Type: New Construction | Building Type: Higher Education Concert Hall Renovation
Construction Dollar Size: \$3.9 M | Square Footage: 37,000 | Contract Method: General Contractor | Construction Schedule: June 2022 – March 2023 | Position Held: Vice President/ Project Executive

Health + Human Services Center

Project Type: New Construction | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$138 M | Square Footage: 157,000 | Contract Method: Construction Manager at Risk | Design Schedule: February 2020 – January 2022 | Construction Schedule: January 2022 – April 2024 | Position Held: Vice President/ Project Executive

Calvin + Tina Tyler Hall Student Services Building

Project Type: New Construction | Building Type: Higher Education Classroom and Laboratories
Construction Dollar Size: \$73.7 M | Square Footage: 137,000 | Contract Method: Construction Manager at Risk | Design Schedule: June 2013 – February 2015 | Construction Schedule: February 2015 – June 2017 | Position Held: Vice President/ Project Executive

Martin D. Jenkins Hall Behavioral + Social Sciences Center

Project Type: New Construction | Building Type: Higher Education Classroom and Laboratories
Construction Dollar Size: \$75 M | Square Footage: 142,000 | Contract Method: Construction Manager at Risk | Design Schedule: March 2016 – March 2018 | Construction Schedule: March 2018 – April 2020 | Position Held: Vice President/ Project Executive

Phase IV Chiller Replacement

Project Type: Renovation | Building Type: Higher Education Renovation of Mechanical Room | Construction Dollar Size: \$8.2 M | Square Footage: 12,000 | Contract Method: Construction Manager at Risk | Design Schedule: February 2020 – February 2021 | Construction Schedule: February 2021 – March 2022 | Position Held: Vice President/Project Executive

Center for Built Environment + Infrastructure Studies

Project Type: New Construction | Building Type: Higher Education Classroom and Laboratories
Construction Dollar Size: \$60.3 M | Square Footage: 142,000 | Contract Method: Construction Manager at Risk | Design Schedule: April 2009 – April 2010 | Construction Schedule: April 2010 – May 2012 | Position Held: Project Executive

University of Delaware | Newark, Delaware

Whitney Athletic Center

Project Type: Renovation | Building Type: Higher Education Stadium Renovation
Construction Dollar Size: \$47 M | Square Footage: 104,000 | Contract Method: Construction Manager at Risk | Design Schedule: August 2018 – January 2019 | Construction Schedule: December 2018 – May 2020 | Position Held: Vice President

University of Maryland, Baltimore | Baltimore, MD

Health Science Facility III

Project Type: New Construction | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$245.8 M | Square Footage: 436,000 | Contract Method: Construction Manager at Risk | Design Schedule: June 2013 – September 2013 | Construction Schedule: September 2013 – October 2017 | Position Held: Vice President/ Project Executive

New Administration Building

Project Type: New Construction | Building Type: Higher Education Administration Building | Construction Dollar Size: \$27.5 M | Square Footage: 108,000 | Contract Method: Design Build | Design Schedule: October 2006 – February 2007 | Construction Schedule: October 2006 – September 2008 | Position Held: Project Executive

Coppin State University | Baltimore, MD

Percy Julian Renovation + Addition

Project Type: Renovation | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$36.7 M | Square Footage: 136,000 | Contract Method: Construction Manager at Risk | Design Schedule: January 2019 – January 2021 | Construction Schedule: January 2021 – March 2023 | Position Held: Vice President/ Project Executive

Science + Technology Center

Project Type: New Construction & Pedestrian Bridge | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$88.8 M | Square Footage: 183,000 | Contract Method: Construction Manager at Risk | Design Schedule: June 2010 – June 2012 | Construction Schedule: June 2012 – October 2015 | Position Held: Project Executive

Health + Human Services Building

Project Type: New Construction & Pedestrian Bridge | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$53.3 M | Square Footage: 162,000 | Contract Method: Construction Manager at Risk | Design Schedule: September 2003 – January 2006 | Construction Schedule: January 2006 – August 2008 | Position Held: Project Executive

Towson University | Towson, MD

Union Expansion + Renovation

Project Type: Renovation | Building Type: Higher Education Classrooms and Laboratories | Construction Dollar Size: \$102 M | Square Footage: 136,000 | Contract Method: Construction Manager at Risk | Design Schedule: January 2019 – January 2021 | Construction Schedule: January 2021 – August 2023 | Position Held: Vice President/ Project Executive

West Village Commons Building

Project Type: New Construction & Pedestrian Bridge | Building Type: Higher Education Student Union | Construction Dollar Size: \$31M | Square Footage: 105,000 | Contract Method: Construction Manager at Risk | Design Schedule: June 2010 – June 2012 | Construction Schedule: June 2012 – October 2015 | Position Held: Project Executive

LIST OF ADDITIONAL PROJECT EXPERIENCE

University of Maryland College Park | Baltimore, MD

Frostburg State University Education + Health Science Center, \$69.3M

Anne Arundel Community College | Arnold, MD

Ludlum Hall Renovation, \$9.3M

Chesapeake Community College | Wye Mills, MD

Health Professions and Athletics Center, \$32M

Community College of Baltimore County (CCBC) | Essex, MD

Science Lab Renovations – Building F, \$15.6M

Johns Hopkins University | Baltimore, MD

School of Medicine, Armstrong Medical Education Building, \$42.7M

Frederick County Public Schools | Frederick, MD

Governor Thomas Johnson High School Renovation, \$24M

Maryland Stadium Authority | Baltimore, MD

Phase III Ocean City Convention Center Expansion and Addition, \$34.9M

MTA/MARC Camden Station, \$8M

M & T Bank Stadium, \$241.3M

Baltimore Children's Museum | Baltimore, MD

Port Discovery – Children's Museum, \$21M

Johns Hopkins Health Systems | Baltimore, MD

Zayed Bloomberg Adult Emergency Department, \$12M