

# Gary L. Keene

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## Summary of qualifications

- Over 35 years of experience in all phases of the construction industry
- Over 20 years of hands-on management at Keene Construction Company of Central Florida Inc.

## Education

1969 - 1973                      University of Florida                      Gainesville, Florida

### **B.S. Building Construction**

- Graduated with honors
- Bull Gator alumnus

### **Additional Education /Certification**

- . Understanding Construction Claims
- . Construction Lien Disputes
- . Alternate Dispute Resolution
- . Practical Construction Law, Contract Litigation and Arbitration
- . OSHA Safety Certification
- . Site Safety Risk and Liability
- . Introduction to Green Building Components and Materials
- . Workman's Compensation Laws in Florida

## Professional experience

2006 – Present                      Keene Group, LLC                      Windermere, Florida

### **Managing Partner**

- Created construction services company to provide consultant services along with small commercial and custom residential construction.
- Built \$2 million custom home in Windermere, Florida, managing all aspects of construction. Project started in April 2006, and was completed in March 2007.
- Served as Owner's Representative for \$14-million office condo project in Orlando, Florida, from December 2006 through completion in October 2007. Brought in during construction to evaluate serious construction delays, defective work, and major cost concerns. Developed a recovery plan, which greatly reduced the delay, brought cost under control, and corrected the defective work, while working with owner and contractor to mitigate a potential claim from both parties.

1982 - 2005

Keene Construction Company Maitland, Florida

**Chief Executive Officer**

- Served as Co-owner of commercial general contracting firm with \$100 million in annual volume.
- Directed projects throughout Florida and the Southeast, ranging in value from \$1 million to \$40 million.
- Completed total volume of construction exceeding \$1 billion, during ownership period.
- Supervised and managed the entirety of construction-related operations, including all senior project managers, project managers, support staff and field personnel.
- Worked directly with developers, property owners and tenants to ensure a highest level of performance by the Company.
- Worked with partner to ensure our clients received quality workmanship, competitive pricing and timely completion.
- Assisted clients, vendors and subcontractors with the resolution and settlement of potential disputes and claims.
- Perfected the process of compromise negotiation to avoid the costly process of litigation
- Successfully completed projects including retail centers (grocery, big box, retail shops), high-end department stores (new construction and renovation), mixed-use retail town centers (retail, office and residential) lifestyle entertainment centers (restaurant, multi-screen theater, specialty retail and common-area construction), fitness clubs, and warehouse and distribution facilities.
- Consistently ranked in the top 20 nationally, in retail construction, by *Shopping Center World*.

1980 - 1984

Keene Construction Company Atlanta, Georgia

**President**

- Was sole owner of commercial general contracting firm specializing in retail construction and existing mall renovation.
- Experienced \$10,000,000 in annual volume.
- Directed projects in Georgia, ranging in value from \$500,000 to \$5,000,000.
- Successfully completed projects including mall expansions and renovations, retail centers, restaurant, high-end mall tenant build outs, day care facilities, and custom residential.

1976 - 1979

South Laurel Builders

Atlanta, Georgia

**Vice President**

- Managed \$40 million in construction volume.
- Was accountable for initial sales contact with potential clients, supervision of budget estimate preparation, and contract negotiations with the client and construction management team of the project management group responsible for project completion.
- Assisted in establishing company procedures to maximize interoffice communication, hire and assign employees, and review performance of personnel.
- Managed retail projects throughout the Southeast, consisting of large discount stores, grocery stores and retail shops.

**Sr. Project Manager**

- Managed a small team of project managers, each handling two to three projects with an aggregate volume of \$10-\$15 million.
- Supervised each project manager with regard to adhering to the project schedule, overseeing cost control, and ensuring proper client and tenant relationships
- Ensured that project managers followed the procedures established by the company and that proper interoffice communication took place.
- Managed retail projects throughout the Southeast, consisting of large discount stores, grocery stores and retail shops.

1973 - 1976

Ira H. Hardin Company

Atlanta, Georgia

**Project Engineer**

- Served as an integral part of the management team that prepared budget and detailed contract estimates.
- Coordinated subcontract bids and letting, buy-out of materials and material delivery schedules.
- Worked with project manager on cost control, preparation of subcontracts and owner change orders, approval of shop drawings, and coordination of tenant construction in major malls.

**Licenses**

Certified General Contractor Class "A", State of Florida License No. CGC033026