

# James E. Vecchio

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## PROFILE

Twenty-eight years of diverse professional experience in the construction industry in both residential and commercial ventures, with a proven successful track record. Personal **Hands-on** experiences include all aspects of the high-end construction industry, from site layout to trim work. Extensive project management skills include; drawing & design, estimating, scheduling, purchasing, cost control procedures & documentation, computerized planning. A highly motivated individual with the appropriate people skills required to motivate others to exceed expectations and deliver quality results. Years of demonstrated management leadership in a variety of projects have consistently delivered high quality results and satisfied customers.

## OBJECTIVE

To succeed in a challenging position for a high end residential builder on the Big Island; accomplished by blending the Aloha spirit with my extensive industry experience, dedication, work ethic, and "can do" attitude.

## EXPERIENCE

- 10/05-Current      **Lowney Contracting Company Inc.**, Kamuela, Hawaii  
**Project Manager**  
Brought on board to fast track the construction of 3 medium priced spec homes and one contract home. Then as the economy changed the focus has become more involved with the project management of various contract projects ranging from public facilities buildings at a private golf development in Kailua-Kona, timeshare unit repair work for 50+ units in Keauhou, HI with exterior dry rot repairs, renovation of a commercial communications building, all the while managing a 30 man plus crew, schedule subcontractors and procuring material for each project.
- 04/05-10/05      **Ledson Construction Co.**, Kailua-Kona, Hawaii  
**Lead Carpenter (Journeyman Level)**  
Lead Finish Carpenter The Lenzo Residence a Custom Home at Kukio Resorts in North Kona. Custom milled and installed all the teak finish wood work including windows, doors, cabinetry and appliances.
- 08/04- 04/05      **John Edwards Construction Co.**, Kailua-Kona, Hawaii  
**Carpenter (Journeyman Level)**  
Framing crewmember for Custom Homes at Kukio Resorts on the Kohala Coast. Involved in various aspects of the Framing from floor system framing, standard roof trusses, timber beam roof framing, T&G roof decking, roof insulation & sheathing, and interior pick-up.
- 01/95 – 07/04      **J&J HOME IMPROVEMENTS, INC.**, Sussex, NJ  
**Owner/Partner**  
Manage the daily operations of a high-end design build contracting company. The jobs are oriented but not limited to high-end custom Kitchens (\$30,000 to \$195,000 range) and Bathrooms (\$15,000 – \$90,000). Annual gross sales exceeded \$1.5 million in 2003.
- 06/93 - 12/94      **YEOMANS INC.**, East Orange, N.J.  
**Construction Manager**  
Manage daily office and field operation for a mid-size construction company dealing primarily in commercial renovations of premium banks, hospitals and office space. I managed all aspects of sales, estimating, production and cost and quality controls. I was instrumental in improving and maintaining overall company productivity and morale among the 12 office and field personnel.
- 12/91 – 05/93      **THE HOME CARE CLUB INC.**, Totowa, N.J.  
**Operations Manager**  
Managed the daily office and field operation of a mid-sized service oriented Construction Company, and led the development of a 2,000 plus client member base.

- 10/88 – 12/91 **JIM VECCHIO, GENERAL CONTRACTOR**, Stockholm, N.J.  
**Self-Employed**  
 Managed and maintained a small high end general contracting company handling residential and commercial projects including a unique three month contract in Morierval, France.
- 10/87 – 10/88 **S.J. BALDINO CONSTRUCTION**, Lodi, N.J.  
**Construction Manager**  
 I managed construction operations on projects ranging from residential housing to mid-size commercial buildings with responsibilities that included; bidding, negotiating contracts, obtaining permits, and coordination of field operations from excavation to finish work.
- 07/86 – 10/87 **SPAGES CONSTRUCTION**, Riverdale, N.J.  
**Project Manager**  
 Responsible for construction of 40-unit development that required extensive coordination of subcontractors, suppliers, and field crew to maintain a timely and smooth running profitable production.
- 12/85 – 07/86 **MINNIMA BUILDERS**, Hawthorne, N.J.  
**Construction Supervisor**  
 I supervised the construction and renovation of the Alpine Country Club in Alpine, N.J. while coordinating and supervising the various trades and a crew of 14 carpenters. Maintained daily reports, time sheets and negotiated and executed profitable and timely change orders.
- 01/82 – 12/85 **URBAN DESIGN & CONSTRUCTION INC.**, Newark, N.J.  
**Self-Employed/Partner**  
 While attending New Jersey Institute of Technology, I started a business that concentrated on the renovation and restoration work in the “James Street Commons”, a historical district located in Newark, NJ. This special area of the city consisted of historic brownstones and brick row homes. This exposure to construction management became an important foundation for later success.
- 1981 – 1982 **NEW STREET DESIGN**, Newark, NJ  
**Carpenter**  
 All phases of construction related to renovation and restoration, demolition, structural repairs, framing, plaster and cornice work, trim work.

## EDUCATION

### **TOMS RIVER HIGH SCHOOL NORTH**

Graduated 1978 Honor Society top 10% of class (College Prep)

### **MERCER COUNTY COMMUNITY COLLEGE**

One year Architecture 1980

### **NEW JERSEY INSTITUTE OF TECHNOLOGY (N.J.S.O.A.)**

Four years Architecture 1981 – 1984

## TRAINING

### **Associated Builders & Contractors Seminar:**

1985 Seminar Front Line Supervisor

### **STO Applicator’s Training Seminar**

1990 certified applicator of STO Building Finishes (EIFS Stucco Systems)

**NJPO (New Jersey Planning Officials) Accreditation Program**

2002 completed basic accreditation in the Municipal Planning and Zoning programs for new board members.

**MEMBERSHIPS/COMMUNITY ACTIVITIES**

July 1997

**SCUBA NETWORK**, Little Falls, NJ

Obtained the "Master Diver Certification" from the National Association of Underwater Instructors (N.A.U.I.)

2002

**HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENTS**

Served as Board Member

2002-2004

**HARDYSTON TOWNSHIP PLANNING BOARD**

Served as Board Member

2002-2004

**HARDYSTON TOWNSHIP ECONOMIC DEVELOPMENT COMMITTEE**

Served as Chairman in 2003