

STEVEN NABAVI, MBA, MPM

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CONSTRUCTION PROJECT MANAGER

Highly talented senior construction project manager with over 20 years of experience in:

- Full-lifecycle project management for highly complex multimillion dollar construction projects.
- Providing the structure necessary for successful preliminary planning, scheduling, and estimation.
- Sourcing and selecting the necessary subcontractors, materials, and other resources for all project phases.
- Adroitly managing budgeting, costs, and P&L to ensure optimal ROI on all projects.
- Driving standards of operational excellence, quality, and safety to meet and exceed project goals while achieving targets for compliance.
- Directing the bidding and RFP process to ensure selection of contractors aligning with project requirements.
- Overseeing implementation of systems, equipment, utilities, and civil infrastructure works / structures.
- Defining the processes and procedures necessary to provide a clear framework for construction management.
- Managing unique requirements of diverse projects, including residential, commercial, federal, and military.

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| • Project Planning & Scheduling | • Requests for Proposals (RFPs) | • Operational Excellence |
| • Budgeting & Cost Management | • Construction Management | • Contract Administration |
| • Subcontractor Sourcing | • Resources, Materials & Labor | • Team Building & Management |
| • Subcontractor Management | • Stakeholder Relations | • Mixed Use Construction |
| • Fit-Out | • Eco-Friendly Implementation | • Process Optimization |
| • Redevelopment | • Negotiation | • Facility Construction |
| • Power Plant Construction | • Airport Construction | • Policy & Process Management |
| • Project Estimation | • Profit & Loss | • Safety & Inspections |
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PROFESSIONAL EXPERIENCE

FENCO ENGINEERING, ANAHEIM HILLS CA. 2014-Present

Senior Construction Project Manager

Led diverse construction and engineering projects, with authority over all areas of project planning, staffing, subcontractor and supplier management, scheduling, and client relationship management. Consulted with clients to identify their requirements. Prepared cost estimates and proposed schedules, design plans, and permit requirements. Implemented change orders. Liaised with inspectors and municipalities on approvals and sign-offs. Drove process development and optimization. Projects included multi-family residences, low-income housing, senior living facilities, custom homes, fitness clubs, medical and dental facilities, warehouses, and fabrication shops.

FOX CONSTRUCTION & LOGISTICS, Shindand Airbase, Herat, Afghanistan • 2013

Leading Afghan construction company approved by the U.S. Army Corps of engineers and USAF Civil Engineering Center.

Senior Project Manager, U.S. Air Force Project

Direct execution of a major \$90 million USAF project to construct a major military airport in Afghanistan, complete with a power plant for base-wide power supply and all central base water, electric, and sewer utility lines. Planned and oversaw project operations for construction of 39 K Span, PEB, steel structure, and structural concrete buildings – including a control tower, crash fire rescue building, airplane hangars, simulation buildings, a maintenance warehouse, dining facilities, living quarters, and arms storage. Constructed a power plant housing 12 diesel-fired power generators, switch gears, and necessary accessories. Integrated control rooms into construction design, as well as 30 fuel storage tanks and pump rooms. Implemented over 12 lift stations and a treatment plant as part of central utility installation. Supervised up to 800 staff.

Selected Achievements:

- Selected by the Air Force Contract Officer to take over a \$26 million contract and bring the project back on track with overall objectives.
- Secured a \$60 million airport project due to successful turnaround of the previous project, including tactical damage liquidation, rescheduling, budget adjustments, and recovery planning.
- Consistently kept all Air Force senior leaders and external QA teams up to date on project progress.
- Honored with a certificate of appreciation from the U.S. Air Force.

INTERNATIONAL HOME FINANCE & DEVELOPMENT (IHFD), Denver, Colorado • 2011-2013

Multimillion dollar construction contractor operating in Afghanistan, Libya, and the United States.

Project Manager & Construction Director

INTERNATIONAL HOME FINANCE & DEVELOPMENT (IHFD), continued:

Led project management and construction operations for a \$21 million solid waste management plant at Sharana FOB. Directed all aspects of planning, construction, safety, and quality control for a large sorting building, office buildings, control rooms, pump rooms, the power house, and an ash pit with capacity up to 10 years from incineration. Built out an 800+ foot retaining wall for the hillside. Oversaw development of roads and installation of storm drains and street lights. Deployed complex equipment, including 4 large capacity incinerators, accessories, fuel pumps, water pumps, and storage tanks. Coordinate the activities of over 300 personnel and subcontractors from Europe and Asia.

Selected Achievements:

- Rescued the project from potential termination after the failure of two previous project managers by developing a highly effective work plan and recovery plan, which gained approval from USACE officials.
- Obtained a one-month stay of execution on project termination, leading to a full reinstatement after demonstrating excellent progress within that month.
- Eliminated hundreds of thousands in costs by contributing to negotiations with the manufacturers.
- Recovered equipment that had been sitting unused in harsh weather conditions by traveling abroad to negotiate a contract to lease a high-capacity crane capable of installing said equipment.
- Facilitated seamless change order implementation through collaboration with local and U.S.-based USACE officials.
- Dramatically reduced the cost of construction through adoption of value engineering for design changes.
- Expanded a large area for fuel trucks maneuvering by centralizing utility lines from several bays to a single bay.
- Additionally coordinated construction of a wastewater treatment plant and an Army dining facility in Kabul.
- Received numerous achievement awards from the U.S. Army Corps of Engineers and the U.S. Air Force Civil Engineering Service.

FENCO ENGINEERING, Anaheim Hills, California • 1997-2011

Multi-million California engineering and construction company.

Senior Construction Project Manager

Led diverse construction and engineering projects, with authority over all areas of project planning, staffing, subcontractor and supplier management, scheduling, and client relationship management. Consulted with clients to identify their requirements. Prepared cost estimates and proposed schedules, design plans, and permit requirements. Implemented change orders. Liaised with inspectors and municipalities on approvals and sign-offs. Drove process development and optimization. Projects included multi-family residences, low-income housing, senior living facilities, custom homes, fitness clubs, medical and dental facilities, warehouses, and fabrication shops. Supported all bidding in partnership with the owners.

Selected Achievements:

- Integrated alternative energy concepts and eco-friendly design principles into multiple projects.
- Generated significant client cost savings via process optimization, team building, and quality project management.
- Strengthened communications and streamlined project management and scheduling via weekly meetings with owners, engineers, architects, and staff.
- Gained recognition as a preferred contractor in diverse organizations, with numerous certificates of achievement.
- Enforced alignment with all safety requirements and regulations, including OSHA.
- Ensured a strong competitive stance against other bidding contractors by assuring Fenco offered the best staff, credentials, and methodologies.

*Additional roles include **Director of Construction** for a joint venture under **Pendulum Construction (2002-2006)**, focused on driving proactive approaches to downtime reduction via preventative maintenance. Fostered stronger client relationship management. Spearheaded construction of a TOP20 Award winning building. Promoted use of eco-friendly materials in construction. Further details on request.*

FORMAL EDUCATION

Master of Business Administration: Long Beach, California

Master of Project Management: Long Beach, California

Bachelor of Science in Industrial Engineering: Houston, Texas

PROFESSIONAL DEVELOPMENT

Certified Marine & Mechanical Engineer – South Shields Marine & Mechanical Engineering School

PROFESSIONAL AFFILIATIONS

Member, Project Management Institute

LICENSES

California Licensed Engineering Contractor • California Licensed Building Contractor • California Licensed HVAC Contractor

LANGUAGE SKILLS

English • Turkish • Farsi