

Charles P(Chuck) Tringale

- President and principal of Sawmill Development
- Senior Vice President and principal of Alpha Omega

Summary of Qualifications

Comprehensive knowledge of the principles, practices, techniques and instruments used in surveying and civil engineering drafting. Remarkable knowledge of the regulations relating to public works construction by contract. Thorough knowledge of construction materials testing in the field and Laboratory. Strong knowledge of the preparation of plans and specifications for public works construction. Considerable knowledge of construction materials and of approved standards of safety as related to structural designs and specifications. Sound ability to prepare and interpret drawings, graphs, charts, and maps. Profound ability to prepare technical reports in connection with public works projects. Solid ability to establish and maintain effective relationships with other engineering and surveying personnel, other company employees, contractors and the public.

Professional Experience

Construction Manager

Coordinate the inspection of construction projects including water mains, sanitary and storm sewers, street paving and resurfacing programs, subdivision development, and related public works improvements. Coordinate preliminary and construction staking surveys of anticipated company projects and construction activities. Inspect, manage, and train subordinate engineering personnel. Provide direct liaison between property owners, contractors and the company. Prepare progress reports of construction performed by various contractors and upon completion of a given project, record final amounts of materials used in construction. Calculate payments of quantities for payment purposes of public works construction projects. Record and maintain records and plans of completed projects. Work with outside agencies on cooperative projects.

Pres/General Manager of NECC

1987 to Present

Developed real estate in Southeastern Massachusetts and Northern New Hampshire
April Way -11lots-Plymouth, MA Borden Pathways-35 lots-Plymouth, MA Shallow Pond-
83 lots-Plymouth, MA Sea Heights-7 lots-Plymouth, MA Cranberry Grove-36 Units-
Wareham, MA Inismor II-14 lots-Sandwich, MA Childs River-8 lots-Mashpee, MA Brandt

Island Project-250 Elderly-Mattapoisett, MA

Caswell Lane-8 unit-Water front Plymouth, MA

Responsible for land acquisition, engineering, design, permit submittal, road construction, house design, building, sales and marketingRecent Projects:

Stockbridge Woods: fully approved mixed use project in Scituate, MA

Metuxet Woods: fully approved for 30 single family**Duxbury Crossing:** Approved for 20 units

Sawmill Development: Approved for 200 units in Plymouth, MA

Rochester, MA: current status of pending for 70 units
Jeslyn Construction1986-1987Construction Manager

Direct takeover of a forty two single family project. Reorganized and hired new sales team, sub-contractors and suppliers. Initiated new construction contracts and practice which make the project more cost effective. Prepare project status reports for owner and marketing department.

Project-12.5 million dollars**Atlantic Design and Construction**1985-1986Construction Manager

Devised, directed and coordinated all personnel and equipment proceedings of designated undertakings to ensure that all building codes, time limitations and cost requirements were realized. Recruited and staffed all personnel; secured all sub-contractors, materials and equipment based on diligent bid exercises. Established budget control systems for analyzing expenditures and reviewing status of each phase of construction and modifying schedules as required.

Project-1-4 million**Condyne Construction**1984-1985Site Manager Managed harmoniously, through delegated subordinates, all daily construction activities.

Organized all sub-contractors to ensure timing and quality workmanship.

Communicated with building departments, utility companies, architect/owner and main offices in an endeavor to keep all parties concerned informed at all times. Resolved field problems associated with construction practices and materials. Determined and recommended modifications to building design. Interpreted building plans and set engineering line and grade for all sub-contractors. Project- 2 million dollar office building

R.S.MEANS COMPANY1980-1984 Senior Editor

EDUCATION

Bachelor Degree-Business Administration University of Massachusetts, Amherst, MA.

Associate Degree Engineering Wentworth Institute of Technology, Boston, MA

PROFESSIONAL MEMBERSHIPS

Certified Engineering Technician by the Institute for the Certification of Engineering Technicians Associate Member of the American Association of Cost Engineers
Massachusetts

Licensed Construction Supervisor/Department of Public Safety/License # 044441

Real Estate License/State of Massachusetts

Charles Tringale

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