

**Benjamin S. Delzer**  
313 Grant Street  
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(608)215-4529  
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### **Summary of Qualifications**

- Project manager with responsibility for projects from start-up to completion, estimating, subcontractor and vendor management, scheduling, and contract administration.
- Conscientious leader with demonstrated strengths in communication, coordination, planning, and development of systems.

### **Professional Experience**

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Habitat for Humanity of Dane County

Madison, WI

Construction Manager

2006 – present

- Developed and implemented multi-departmental tools for project coordination and management.
- Scheduled and coordinated construction tasks for as many as 150 volunteers per week.
- Created build schedules for +50 homes.
- Directed and supervised construction staff regarding daily tasks, division of responsibilities, safety routines, housekeeping procedures, shop operations, inventory and purchasing.
- Managed subcontractor and vendor relationships for all houses; coordinated and scheduled their work and deliveries.
- Coordinated all municipal and Energy Star inspections.
- Managed warehouse, fleet, fabrication shop, and inventory.
- Provided general operational input and management
- Provided house design input.

Landgraf Construction

Madison, WI

Project Manager

2003 – 2006

- Worked directly with clients to ensure their satisfaction at all phases of construction.
- Provided leadership coordination through all construction phases on projects ranging from \$100,000 to \$12M .
- Worked directly with contractors and vendors to ensure that quality, scheduling, and safety standards were achieved.
- Developed operational systems to increase company-wide efficiency and documentation accuracy.
- Corresponded regularly with local building authorities to meet Building Codes.
- Corresponded regularly with designers and architects.

Essex Corporation

Omaha, NE

Assistant Superintendent (Limited term employee)

2001 – 2002

- Worked directly with owners and developer to facilitate customization of residences within scope of budget and schedule.
- Coordinated work schedule of Contractors to ensure timely completion of project.
- Conducted regular safety inspections.

Nicholas Construction

Lakewood, CO

Assistant Project Manager

1999 – 2001

- Surveyed property markings and building locations.
- Conducted quality control inspections.
- Coordinated field personnel and contractors.
- Reviewed architectural and technical drawings to achieve standards of quality and efficiency.
- Contract administration through all phases of construction.
- Procured building permits.
- Estimated project costs.

#### Education

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Ball State University - Muncie, IN

- BS, Economics, Business Option 1998

#### Additional Industry Specific Training

- OSHA – 4 hour Excavation Safety, 1999
- OSHA – 10 hour General Construction Safety, 2000
- Wisconsin Bankers Association – Commercial Lending School, 2006
- Affordable Housing Conference – Green Bay, WI, 2006
- Habitat for Humanity Leadership Training – Biloxi, MS, 2007
- Better Homes, Better Building Conference – Wisconsin Dells, WI, 2007
- 2-Day Microsoft Project in depth training – Madison, WI, 2007
- Red Cross CPR/First Aid Re-Certification, 2007

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<u>Project</u>	<u>Description</u>	<u>Position Held</u>	<u>\$ Size</u>	<u>Company</u>
Developmental Pathways	Retail for handicap and accessible products	Field Engineer	\$1 million	Nicholas Construction
Rocky Mountain Recorders	Audio recording studio	Project Manager	\$80,000	Nicholas Construction
Baker Commons	45 unit condominium, 4 story building	Office Engineer	\$6.8 million	Nicholas Construction
Hardware Block	Historic renovation/addition - lofts and retail	Office Engineer	\$7.6 million	Nicholas Construction
Middleton Glen II	48 unit senior apartment building	Assistant Superintendent	\$6.5 million	Essex Corporation
Princeton Club West	Large scale fitness facility	Project Manager	\$12 million	Landgraf Construction
Busch's Signs Tenant Space	Clothing distribution space	Project Manager	\$100,000	Landgraf Construction
Cool Beans Patio Addition	Coffee shop outdoor seating addition	Project Manager	\$100,000	Landgraf Construction
Brookstone Commons	52 unit senior affordable housing apartments	Project Manager	\$3.5 million	Landgraf Construction
Artistic Place	5-unit apartment bldg with 1st floor retail space	Project Manager	\$800,000	Landgraf Construction
Kids' Junction	Daycare and preschool facility	Project Manager	\$300,000	Landgraf Construction
Silverstone Development	Office buildout in Historic Machinery Row	Project Manager	\$100,000	Landgraf Construction
Kindred Hearts Retirement	Senior apartment building renovation	Project Manager	\$300,000	Landgraf Construction
Habitat for Humanity Homes	Multi & single family residences	Project Manager	\$6,000,000	Habitat for Humanity

Salary History

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Date	Annual Rate	Description
8/1/99	\$28,600	Nicholas starting salary
6/1/01	\$35,360	Nicholas ending salary
6/1/01	\$45,000	Essex salary
2/1/03	\$40,000	Landgraf
2/1/04	\$49,920	Landgraf
6/1/06	\$55,000	Forward Community Investments
2/15/07	\$48,000	Habitat for Humanity
2/15/08	\$49,680	Habitat for Humanity
9/1/08	\$53,000	Habitat for Humanity