

Formal Education

Bachelor of Science,
Mechanical Engineering
UCLA

Real Estate Development,
Development Financing
& Introduction to R.E.
Development
Massachusetts Institute of
Technology

Certifications

LEED Accredited
Professional

Licenses

California Contractor's
License
Classification A & B-1
Licensed Series 7, 63 & 65
Financial Consultant

Areas of Strength

Pre-Construction
Project Management
Operations Management
Business Development
Sales
Marketing
Estimating

Technology

Microsoft Office
Microsoft Project
Adobe Pro
Procore
Primavera Contract Manager
OnScreen Takeoff
iSqFt
Expedition
Timberline Project
Timberline Accounting
Timeslips
BlueBeam

Experienced since 1987 with project management and the business practices and operations of General Contractors, Subcontractors and Construction Managers. Jim performed the tasks of estimating, scheduling and project supervision as both an Owner-Builder, General Contractor and Construction Manager in both new commercial and residential projects. He was the Executive Vice President of Business Development for one of Southern California's largest mechanical subcontractors. Jim has experience with pre-construction estimating and scheduling for multi-million dollar projects, as well as management of the staff required to construct \$400 million in multi-family projects. In addition, Jim provided Construction Management/Owner's Representative services on over \$500 million in construction and Fixtures, Furnishings and Equipment.

Multi-Family Residential Projects

- The Cameron at Tempe Marketplace - Wrap style Type V construction featuring 349 market rate units and a 498 car parking structure
- The Ryan - 17 story Type I residential tower featuring 331 market rate units, 250,000 SF office tower, 21,000 SF retail and a 907 parking stall below grade parking structure
- The Angela - 252 market rate units in wrap style, Type III construction
- Skyloft - Type V wrap featuring 388 market rate units and a 731 car parking structure
- Pacific Village - 276 units in garden style, Type V construction with a 350 car parking structure
- Broadstone Corsair - Type V wrap style construction featuring 360 market rate units and a 731 car parking structure
- Broadstone Balboa Park - Podium style modified Type III featuring 100 market rate units with historical bungalows
- Broadstone Little Italy - 199 market rate units in podium style, modified Type III construction
- Palermo Apartments - 280 market rate units in podium style Type III construction
- Northblock Lofts - Mixed Use podium style Type V construction featuring 123 units
- Island Village Apartments - Podium style modified Type III construction featuring 263 low income units
- College Manor Apartments - 85 units in podium style Type V construction
- SDSU Fraternity Student House - 120 units in eight podium style modified Type III construction
- White Sands Senior Living - Podium style, Type III construction featuring 82 units and a 250 car parking structure
- 900 F Street - 185 units in mixed-Use Podium style Type V construction
- Veterans Village of San Diego - 68 transitional housing units in Type V Garden Style

Construction Management & Owner's Representative Consultant

- Pechanga Development - Owner's Representative for over 2 years. Processed over 75 major Capital Improvement projects in excess of \$120 Million.
- Center City Development Corporation - Consulting Construction Manager (5 years)

Real Estate Development California & Arizona

- Created the building division as well as the general contracting operations for San Diego and Phoenix markets.
- Hired, developed and managed staffs in order to perform Administration, Project Management, Construction Management, Customer Service.
- Planned, budgeted, estimated, bid and built four downtown multi-family apartment community projects totaling over 2,800 units over an 8 year period.

General Construction

- Dedicated team player and leader in three General Contracting firms (annual revenues of \$13M to \$300M in size).
- Estimator-Hard Bid Commercial and Multi-Family Residential
- Pre-Construction/Conceptual Estimator-Hospitality, Multi-Family, Commercial, Reconstruction/Renovation.
- Leader and manager of over \$25M in Multi-Family refurbish and reconstruction.
- Operations management, personnel management
- Project Management, contract negotiations, authorship and enforcement.

Litigation & Reconstruction

- Remodel/Renovation of 550 unit apartment project at Broadstone Coronado on the Bay
- Renovation/Reconstruction of Multi-Family projects

James M. Frager

StreetLights Residential
2015 to 2020

StreetLights Residential is a national development company that focuses on multi-family apartment homes and mixed-use developments. Jim provided day to day leadership of Design and Construction processes for multiple projects in the Southwest Region as the Senior Vice President of Construction. He directed construction related services valued at \$425M while having an Executive Committee leadership role.

Alliance Residential
2010 to 2015

Jim served as the Vice President of Construction for Alliance Residential, one of the largest private U.S. multi-family companies. Jim managed construction related services valued at \$300M. Jim was a partner in San Diego based operations and served in an Executive Committee leadership role.

Cornerstone CMS Inc. & FPT Group I, LLC
2005 to 2009

Both companies purchased by ROEL Construction in 2009

As a founder and President of Cornerstone CMS, Jim managed general construction revenues in excess of \$15M annually. Jim provided day to day leadership of general construction projects in a variety of sectors including public works, commercial, hospital/OSHPD, and residential.

As a founder and Managing Member of FPT Group, Jim provided day to day leadership and oversight for construction management operations exceeding \$100M in annual construction revenues at multiple sites.

Taylor Frager
1998 to 2005

Taylor Frager transitioned to Cornerstone/FPT Consulting

During his tenure as President of Taylor Frager, Jim successfully managed all California based operations, opened a division office in Temecula, and increased sales from \$20M to over \$70M annually from 1998 to 2000. With his day to day leadership of California based operation, revenues exceeded \$70M annually.

A.O. Reed & Co
1987 to 1991 &
1994 to 1998

As Vice President of Business Development Jim managed the entire sales process from estimating to contract and increased regional sales from \$20M to \$70M. Jim set-up and managed all Los Angeles based operations and established a stronger branding presence in Southern California.

Shearson Lehman Bros.
1991 to 1994

Jim managed \$23M in client assets and four different corporate retirement plans as a Financial Consultant. Jim as in the top 2% of new recruits for Asset Accumulation and Assets Under Management.