

Dynamic **Architect and Construction Professional** with extensive experience in technical services, construction administration, portfolio management, real estate finance and project management. Specifically skilled to evaluate financial and construction risk for multi-billion dollar real estate portfolios. Strong work ethic and proven ability.

Financial and Construction Cost Analysis, Real Estate Finance, Real Estate Valuations and Strategies, Budget Review, Client Acquisition, Construction Risk and Portfolio Management and Architectural Project Management

#### **RECENT PROJECTS INCLUDED:**

\$150 million, 325 room hotel, New York, NY	\$75 million (LEED Silver) office building, Washington, DC
\$100 million, 225 room hotel, New York, NY	\$50 million office building renovation, Denver, CO
\$200 million mixed use development, Bellevue, WA	\$25 million Senior Living Center, Alpharetta, GA

#### **PROFESSIONAL EXPERIENCE**

**MERRITT AND HARRIS, INC.**, New York, NY

2009–Present

##### **Project Manager**

- Monitor construction loans and provide requisition review services for lenders and equity investors, including review of plans and specifications, construction schedules, budgets and cost estimates, zoning approvals, building codes and construction agreements.
- Due-diligence inspection services provided locally and nationally which include identifying deferred maintenance costs, estimating replacement cost value, the remaining useful life of a building's major components and evaluating the physical condition of site improvements, facades and roofs, structural and MEP systems.

**HSB NORDBANK**, New York, NY

2007–2008

##### **Technical Services Engineer Officer**

- Evaluated the financial and construction risks of the multi-billion dollar lending property portfolio; minimized budget overruns and potential construction failure. Managed third party due diligence including Engineering and Environmental Scopes of Work; ensured that the numerous consultants complied with building loan agreements.
- Verified the accuracy of hard and soft cost budgets, reviewed/approved development plans and specifications, project schedules, development agreements and construction contracts. Coordinated and summarized the most current property information, including construction activities, percentage of completion, change orders; flagged problematic issues before delays and cost overruns occurred.
- Prescribed the method of advancing funds, including reviewing the terms of retainage, change orders and stored materials while determining if the lender's requirements for advancing funds were met. Participated in kickoff/initial meetings with all parties to the transaction; attended ongoing progress meetings and site visits.

**JPMORGAN CHASE**, New York, NY

2006–2007

##### **Senior Construction Risk Administrator**

- Controlled the integrity and risk of real estate loans within the portfolio by managing contractors, architects, engineers and developers within the Loan Disbursement Administration Unit of Commercial Real Estate Lending.
- Performed advanced cost and contract review, basic loan agreement reviews and on-site inspections required to evaluate construction progress to resolve issues throughout the construction project.
- Reviewed and negotiated complex loan structures and loan agreements; reviewed, approved and resolved discrepancies on all draw requests; negotiated resolutions to mechanic's liens.

**BANK OF AMERICA (Formerly Fleet Bank)**, New York, NY

1998–2006

##### **Senior Vice President in Real Estate Finance**

- Provided construction service support to National and Retail divisions. Reviewed and approved all pre-closing documents consisting of, but not limited to, plans, specifications, budgets, schedules and construction agreements.
- Pre- and post-closing loan support service to financial analysts, portfolio underwriters and relationship managers.
- Oversaw construction projects totaling \$800MM, approved monthly funding requests, assisted loan administration with performing and underperforming loans and managed troubled asset workouts with Structured Real Estate.

**INSPECTION & VALUATION INTERNATIONAL, INC., White Plains, NY**

1993 – 1998

**Project Manager**

- Due-diligence inspection services provided locally and nationally which included identifying deferred maintenance costs, estimating replacement cost value, the remaining useful life of a building's major components and evaluating the physical condition of site improvements, facades and roofs, structural and MEP systems.
- Monitored construction loans and requisition review services for lenders and equity investors, including review of plans and specifications, construction schedules, budgets and cost estimates, zoning approvals, building codes and construction agreements.
- Managed securitization assignments, which included major client contact development, preparing proposals, allocating and scheduling assignments, managing a group of six (6) project managers, insuring quality, pricing assignments and invoicing.

**CVS, ARCHITECTS AND PLANNERS, Mount Vernon, NY**

1990 – 1993

**Architectural/Planning Consultant/Project Management**

- Designed/planned residential and commercial projects, as well as, provided a variety of architectural services and Building Department services.
- Performed field surveying of existing conditions, drafted and coordinated construction documents (produced manually and via CADD), developed details (architectural, millwork, etc.), building department filings, code review, shop drawing review, interior space planning, cost estimates and field supervision.

**ADDITIONAL EXPERIENCE**

**NADLER AND PHILOPENA, ARCHITECTS, Mount Kisco, NY**

**DESIGN COLLABORATIVE, INCORPORATED, White Plains, NY**

**ARISTOTLE BOURNAZOS, P.C., LAND SURVEYORS, Mount Vernon, NY**

**EDUCATION AND CERTIFICATES**

**NEW YORK INSTITUTE OF TECHNOLOGY**

Old Westbury, NY,

**Bachelor of Architecture**

Computer Aided Drafting and Design (CADD)

Intergraph Interactive Graphic Systems, Huntsville, AL - Various certificates

Certified as both Asbestos and Lead Inspector

Continuing education courses given by the following:

Trane Air Conditioning

Roofing Industry Education Institute

National Fire Protection Association

LEED for New Construction Green Building

BOCA National Building Code

**MEMBERSHIPS**

American Institute of Architects

National Trust of Historic Preservation

National Fire Protection Association

**COMMUNITY SERVICE**

Member of the Town Facilities Commission

Chairman of the Tomlinson Middle School Building Committee, a \$30 million occupied renovation

Eagle Scout and Assistant Scoutmaster with Fairfield Troop 82

Coach for the Little League Challengers, a baseball team for children with disabilities

Craig Van Steenbergen, R.A.

Mr. Van Steenbergen has 19 years of architectural and construction experience. He is a Registered Architect, with extensive experience in commercial and residential design and construction.

With Fleet Bank since 1998, Mr. Van Steenbergen is a Senior Vice President of Construction Services in Real Estate Finance and provides construction service support primarily to its National and Retail Divisions. Previously, as a Real Estate Advisor and Construction Consultant for IVI, International, Mr. Van Steenbergen, conducted hundreds of property condition assessments and monitored construction loans for equity investors, lending institutions and governmental agencies throughout the nation.

Mr. Van Steenbergen has earned a Bachelor of Architecture from New York Institute of Technology. Professional activities have included memberships in the American Institute of Architects, National Trust of Historic Preservation and the National Fire Protection Association. In addition, he has earned certificates with Trane Air Conditioning, Roofing Industry Education Institute and the National Fire Protection Association. He has also earned certification as both an Asbestos and Lead Inspector.