

**ROSS J. MUSCOLINO**  
**19 Pheasant Run Road**  
**Pleasantville, New York 10570**  
**(914) 391-3800**

Established executive with over fifty years of extensive experience in heavy commercial / industrial and residential construction. Consistently demonstrated management competence and diverse industry knowledge obtaining optimum results to surpass schedules and budgetary requirements.

**SUMMARY OF QUALIFICATIONS**

<b>STRENGTHS</b>	Proven ability to successfully manage relationships with architects, union official, building officials, leasing representatives, tenants and sub-contractors. Excellent at project planning, sequence scheduling, managing people, with an exceptional broad knowledge of client requirements. Creative conceptual ability to investigate and evaluate alternate construction methods to reduce project costs and time. Innovative in construction methods and materials.
<b>MANAGEMENT</b>	Proven managerial and professional ability to work up through the various construction trades and management positions to achieve the position of vice-president twice throughout the thirty-year career with two of the largest commercial development companies in the tri state area.
<b>PROJECT MANAGEMENT</b>	Practical experience in project management including complete administration of work from start to finish. Coordination of manpower, materials, interface of trades. Involved with critical path scheduling and progress completion scheduling.
<b>QUALITY CONTROL</b>	Experience in quality assurance - quality control analysis and administration; job cost analysis, spec interpretation and negotiating.
<b>FIELD SUPERVISION</b>	Proven skills in field supervision, evaluating of field personnel, labor relations, material scheduling and expediting, purchasing material and vendor subcontracts, and excellent safety record.

## **RECENT PROJECTS AND EXPERIENCE**

**RJM CONSTRUCTION ASSOCIATES, INC., PLEASANTVILLE, NY. Highland Beach, Fl.**

1990 – Present	President

**Construction Management and consulting firm for various construction projects throughout New York, New Jersey, and Connecticut.**

**Primarily providing its services to the residential and light commercial sectors.**

**Specializing in the design, techniques, sales and construction of modular homes and structures.**

**A sampling of our prestigious clients includes, George A Fuller Construction Corp, LRC Construction and Development, Future Home Technology, Ritz Carlton Hotels.**

**Top Level Solutions, LLC.**

**2016 – Present. Partner**

**Specializing in Construction materials Testing, with emphasis on Oil and natural gas pipe testing, utilizing the most advanced Ultra Sonic testing equipment.**

**Marquise Construction Corporation. Thornwood, NY.**

**1998 – 2013 President**

**General Contractors and Construction Managers for both the private and public sectors. Specializing in hospitals, schools, firehouses, historic renovations as well as commercial facilities throughout the tri state area.**

**Selected as one of the "Top New York Contractors" by *New York Construction Magazine* for the years 2004, 2006, 2007, and 2008**

**See Corporate Profile for recent projects and references**

**Marquise Construction and Development Corporation, INC**  
**Thornwood, NY**

**2006 – Present      President**

**A full service Site Development company providing services such as site preparation, utility installations, demolition, paving and foundations to the public and private sectors, specializing in Public Works Projects, throughout the tri state area.**

**Bonded and Insured with all equipment owned by marquise and operated by experienced union operators.**

**Optimum Custom Millwork, Pleasantville, NY.  
2007 – 2010 CEO**

Full service Custom Millwork Manufacturing facility providing the services of custom kitchens, storage solutions, furniture, trim replication, and custom cabinetry to the public, private, commercial and residential sectors.

**GEORGE A. FULLER COMPANY, VALHALLA, NEW YORK  
2000 – 2002 Executive Vice President:**

Responsible for the restructuring and reorganization of this long established organization including the revision of and implementation of the corporate policies and procedures:

**Stamford Greyrock Plaza, Stamford, CT**  
Construction Managers and General Contractors of 17-story high-rise apartment complex with underground structure parking.  
**\$48,000,000.00**

**The Landing At Dobbs Ferry, Dobbs Ferry, NY.**  
Construction managers and General Contractors for the complete development of a 106 unit residential Town House project along the Hudson River including all site infrastructure requirements.  
**\$28,000,000.00**

**Aviation Plaza, Linden, NJ**  
Construction Manager of the 70 acres previous location of the Linden Airport for the new shopping center complex preparing the entire site with building pads, utilities, roadways, parking and off site street and utility relocation.  
**\$12,000,000.00**

**CAPPELLI ENTERPRISES, INC., VALHALLA, NEW YORK  
1992 – 2000 2013 - 2019 Project Executive  
Construction Management and supervision of the following diversified projects:**

**Ritz Carlton Residences, North Hills, NY.**  
Managing Consultant for this 244 Luxury Condominium project, with numerous amenities

**Atlantic Station, Stamford CT.**  
Construction manager for the construction of this 26 story, 325 unit apartment building.

**Transformation of Historical Stamford Ct. Post office.**  
Management of the exterior facade of this historical building and the interior demolition.

**New Roc Center, New Rochelle, NY**

Responsible of overall construction of this 120-million-dollar entertainment complex which includes a 300 car parking structure, hotel and office complex, 19 screen Regal Theatre and IMAX, ice skating facilities, restaurants, and retail spaces.

**\$120,000,000.00**

**Talleyrand Crescent, Tarrytown, NY**

Project Executive for the construction of 306-unit modularized constructed apartment complex.

**\$14,000,000.00**

**Fleet Services, Kingston, NY**

Project Executive of the alteration of existing 300 thousand square feet IBM facility for the new use of the NYS Tax Processing Center.

**\$13,000,000.00**

**Lincoln Avenue Townhouses, New Rochelle, NY**

Layout coordination and supervision of all sitework, installation of utilities, poured concrete foundations and the erection of twenty three 1800 square feet townhouse units complete with landscaping, parking areas and public services.

**\$3,000,000.00**

**Westchester County Airport Parking Structure, Harrison, NY**

Construction of a 340,000 square foot, three level, 1100 car parking structure consisting of precast concrete and brick masonry.

**\$12,750,000.00**

**Westchester County Medical Center Parking Garage, Valhalla, NY**

Construction of a two level 1400 car (including surface parking) precast and brick masonry parking structure. Extensive site work and quality materials.

**\$8,500,000.00**

**John Harms Theatre, Englewood, NJ**

Complete alteration and construction of a three-story addition to existing theatre consisting of warehouses, rehearsal rooms, and dressing areas.

**\$750,000.00**

**MetPath Labs, Teterboro, NJ**

Construction of office/lab and dining facility with a 500 car precast parking structure. Special emphasis on high-end offices and highly technical and specialized medical diagnostic laboratories.

**\$27,000,000.00**

**Palisades Court Shopping Center, Englewood, NJ**

Eleven building Shopping Center complex constructed of structural steel, masonry, glass and special finishes with occupancies of supermarket, restaurants, and retail stores.

**\$11,000,000.00**

**SATURN CONSTRUCTION CO., INC., VALHALLA, NY**  
**1990-1992     Superintendent and Senior Project Manager**

**The Summit At Westchester, Valhalla, NY**

Completed the super structure and multi tenant fit up for various tenants such as Prudential, Northern Telecom, and UpJohn. Supervision over directly employed tradesman of various trades and preparing the necessary budgets, contracts, and material purchasing. **\$100,000,000.00**

**Court House Square, White Plains, NY**

Nine story office building consisting of 140,000 square foot complete with a multitude of interior tenant fit ups.  
**\$28,000,000.00**

**Newtown Correctional Facility, Newtown, CT**

400 Inmate Prison, OSHA safety inspector and quality control.  
**\$22,750,000.00**

**ROBERT MARTIN COMPANY, ELMSFORD, NEW YORK**  
**1988 – 1990     Vice President.**

Managed and supervised the firm's staff of Project managers, field superintendents and building trades, all interior space construction and exterior renovations. Technical involvement for the vast tenant requirements and in the planning and preliminary construction phase of new developments.

Contract negotiations, preparations, planning and scheduling of project components. Interacted with clients, support staff, leasing, building departments and union officials.

Responsible for approximately 250 projects spanning from basic warehouse facilities, 2 million dollar asbestos abatement project, lobby renovations, high tech research laboratories, computer facilities, day care centers and executive office facilities.

**1984 – 1988     Senior Project Manager**

Directed Project Managers and field staff for approximately 120 projects per year. Responsible for all interior construction and reconstruction administrating to the specialized requirements of more than 500 companies. Coordinated a myriad of custom projects from efficient office space to sophisticated high tech facilities.

- Reviewed budgets, subcontractor negotiations, and preparation of contracts.
- Introduced numerous new products and methods to achieve high quality, fast tracked projects.

- Specialized in major reconstruction of occupied facilities with emphasis on safety and minimal down time.
- Broad background and technical involvement with all tenants.
- Reviewed drawings for building code compliance.
- Obtained building permits, prepared incident, safety and job reports.

**1980 – 1984 Project Manager**

Prepared necessary budgets, preliminary HVAC design and load calculations: acted as support staff to field supervisors maintaining and coordinating a consistent flow of information to maintain project community.

- Acted as liaison between leasing department, planning, tenant, construction and building operations.
- Inspected projects on a day-to-day basis for quality, safety, cost efficiency and problem solving.
- Prepared account reconciliation and close outs.

**1977 – 1980 Superintendent of Construction**

Coordinated and supervised field operations of numerous projects including tenant facilities, trucking terminals, warehouse, office buildings, renovations, site work and drainage. Supervised all building trades and prepared project documentation. Established and finalized punch lists.

**1973 – 1977 Operations Representative**

Maintained company's portfolio of buildings and grounds. Assisted with building security, fire protection and parking.

- Responded and satisfied tenant complaints.
- Maintained mechanical systems.
- Performed minor tenant alterations.
- Inspected buildings for safety compliance and overall aesthetics.
- Performed various repairs to all aspects of buildings.
- Evaluated roof systems.
- Consulted with Construction Department on structure inefficiencies.
- Trouble shot building problems, such as masonry deterioration, waterproofing, etc.

**Hawthorne Woodworking, Hawthorne, NY.**

**1968 - 1970**

Part time position as a Apprentice Cabinet Maker and woodworker under the training of European craftsman specializing in the trades of custom cabinetry and furniture. Training included the basics from wood species, to the maintenance of tools and there proper use as well as quality craftsmanship.

**Berger Appliances Company, Hawthorne, NY.**

**1970-1973**

Part Time position working the many facets of this diverse store which included the fabrication of custom counters, kitchen and bath cabinets installations and renovations, TV antenna and Air Conditioner installations and sales.

### **PERSONAL PROFILE**

#### **EDUCATION**

B.S. Civil Engineering 1975, Fairleigh Dickinson University, NJ

Associates Civil Technology, 1973 Westchester Community College, Valhalla, NY

NYS Certification in Various Life Safety and Fire Protection Programs including Arson Investigation, Bomb Squad and Officer Training certification.

#### **ASSOCIATIONS**

Builders Institute. Board and Committee Member  
National Fire Protection Association  
CSI Construction Specification Institute  
Hazcom (hazardous Communications) for the Construction Industry.  
Building Trades Association.

#### **COMMUNITY AFFILIATION**

Appointed to the "Institutional Bio-Safety Committee" of Actagen Corp. for Greenburg, New York 1983 – 1986

Member of Hawthorne Fire Dept. 1971 – 1990 (Lieutenant)  
Recognized for several life saving and rescue operations.  
Benevolent Member Hawthorne Fire Dept. 1971 – Present

#### **MARITAL STATUS**

Married  
4 children