

Rebecca Dickinson

To Whom it May Concern,

Please review the attached resume in consideration for a position with your organization.

With over 25 years' experience in land development & construction projects I believe that you will find my qualifications and experience to be a good fit for this position.

I provide steady leadership and am a reliable, highly capable professional with the ability to work calmly under intense pressure in varying conditions.

Thank you for your time and commitment in reviewing the enclosed material. Feel free to contact me at the above telephone number or email address, if you require additional information.

Sincerely,

Rebecca Dickinson

Rebecca Dickinson

Summary

Highly accomplished and talented **Professional** with extensive experience in large land development projects, Healthcare Planning, Design & Construction, real estate acquisition, marketing & sales, master planning, and project management. Architectural, electrical, civil, and transportation engineering with significant tenure with various government and private agencies. Fifteen years direct experience in Healthcare PD&C, OSHPD Construction Projects.

Positive, resourceful problem solver with solid track record for utilizing resources effectively. Intelligent, goal-oriented, effective leader who adapts quickly and confidently to change.

Qualifications & Certifications

- Master Planning & Commercial/Industrial Land Development, Real Estate
- Medical, Hospital, Healthcare, Master Planning. Planning, Design, Construction, leading design process/programming of consulting architects and engineers and hospital user groups
- Leadership role overseeing work of more than 200 professional consultants to design financial institution
- Experienced in applying current principles, practices, methods and techniques of architecture, electrical engineering, and civil engineering
- Directly facilitates and oversees large-scale land development projects & ground-up construction projects
- Highly skilled reading, reviewing, and interpreting construction plans architectural, civil, and electrical
- Adept multi-tasker
- Knowledgeable with federal and state laws, ordinances, policies, and standards governing construction, engineering, and architectural practices
- Certified in Project Management
- Strong ability to coordinate, implement and oversee a variety of largescale projects concurrently
- Trained in FEMA methodology for rapid visual screening of buildings for potential seismic hazards and selection and layout of retaining walls
- Proficient in AutoCAD, GPS, GIS, Word, Outlook, Excel, Access, and MS Project

Community Professional Involvement

Northern California Influential Construction Leaders
TRI General Improvement District (TRI-GID), McCarran, Nevada
Board of Trustees
Architectural Review Committee
TRI General Improvement District (Wild Horses), McCarran, Nevada Board
of Trustees

Professional Experience

Consultant – 4/2024 – present

Tract, Director Land Development 10/2023 – April 2024
Large Land Development projects (10,000 acres+)

Blockchains' Inc., Director Land Development & Real Estate 07/2021 – December 2023

\$250M land sale, 2023

- Evaluating land, engineering, marketing, and strategizing the sale of 67,000 acres of raw industrial land in Nevada
- **Originally hired to construct Smart City Development Project (67,000 acres)**
- Overseeing the development & construction of several cadential projects in the US & Switzerland
- Proactively networking & developing solid community & government agency relationships
- Overseeing project designs from their initial phase through completion
- Interacting with county and state while overseeing land development projects
- Applying knowledge of construction practices, contract administration, infrastructure planning, and program management
- Supervising/coordinating & developing scope of work and leading a variety of consulting teams
- Overseeing, developing & leading the execution of project & Planning efforts
- Collaborating with legal division to negotiate construction, engineering, and other related contracts
- Monitoring compliance across points of project, including contract, environmental, and government compliance

Renown Health, Senior Capital Project Manager, Owner Representative 10/19 – 7/2021

- **Directed & oversaw Design Process of Campus Master Plan (\$500M)**
- Evaluated user needs & developed design and programming plan that supported institutional master planning effort
- Hired appropriate consultants through Request for Qualifications (RFQ) and Request for Proposals (RFP) processes & hiring process
- Developed program & led consultants in project design, reviewed plans for scope alignment, constructability
- Negotiated contracts for services to be performed
- Reviewed and approved progress billings; resolve disputes and claims, contract documents (drawing and specifications)

Consultant Owner Rep – Stanford Healthcare and UCSF Medical Center Campuses 7/18 – 10/10
Project Budgets \$500M - \$1B each

- Development of Campus Facility Master Plans and Land Development, Ground-up Construction (Hospitals)
- Evaluated staff's needs based on institutional facilities master plan and budget
- Determined appropriate delivery method for proposed project CMAR, Design/Bid/Build, Design Build, Design Assist, IPD and Guaranteed Maximum Price

- Selected appropriate consultants through Request for Qualifications

County of San Mateo, San Mateo, California 01/2013 – 07/2018

County Manager's Office, Project development Unit and Department of Public Works Capital Project Manager

- Utilized architectural planning and design methodology to construct Capital Improvement Projects, Master Planning
- Implemented succinct understanding of building construction materials and methods
- Applied structural, mechanical and electrical engineering principles as they relate
- Analyzed department and others' needs for ground up or remodeled facilities
- Prepared contract agreements for construction and remodeling projects
- Managed large complex construction projects from inception to completion
- Established and maintained cooperative working relationships with internal staff & consultants
- Anticipated problems and resolved disputes effectively
- Collected, analyzed and interpreted data; applied architectural and/or engineering techniques
- Reviewed and recommended designs and contract documents for program compliance
- Acquired grants to support sustainability projects

City of Seattle, Seattle, Washington 02/2015 – 11/2017

Senior Capital Project Manager

- Utilized architectural and civil planning design methodology to construct complex capital improvement projects
- Determined and refined project scope, estimate, and budget
- Negotiated contracts, change order, and memorandums
- Oversaw projects from commencement to completion

State of Hawaii Department Transportation, Oahu, Hawaii 06/2012 – 09/2012

Civil Engineer

- Designed, constructed and project managed transportation projects

City of Palo Alto, Palo Alto, California 12/2009 – 06/2010

Electrical Engineering Estimator

- Estimated job costs and materials related to electrical engineering projects
- Performed electrical engineering assignments and needs assessments, for compilation of project materials • Compiled estimate fees
- Engineered and estimated electrical and fiber optic installations and acted as project manager for fiber optic and electrical construction
- Designed electrical transformers

Puget Sound Energy, Olympia, Washington 09/2008 – 04/2009

Municipal Construction Planner

Master Planning related to electrical, gas & civil engineering infrastructure improvements

- Reviewed, interpreted, and designed complex details related to engineering plans for Governmental Entities, Public Works Departments and their consultants
- Acted as initial point of contact & collaborative team member for local cities, counties, and state transportation departments when new construction projects were proposed
- Facilitated communications between jurisdictions, PSE departments and PSE's service providers
- Identified conflicts on infrastructure extension projects and determined extent of effect on PSE facilities

- Developed avoidance strategies including negotiations of mitigating proposals related to PSE infrastructure

City of Olympia, Olympia, Washington 05/2006 – 09/2008

Project Manager/Engineer/Plans Examiner/Expert Witness (from construction commencement through built phase)

- Reviewed engineering plans for commercial development, compatibility with existing systems, materials, locations, grade, size and general engineering feasibility
- Analyzed water/sewer mains, storm drainage systems, street and sidewalk construction, planned residential developments, subdivisions, and all commercial developments for compliance
- Calculated plan check fees and associated permitting fees
- Coordinated and communicated process of project with developers, engineers, and inspectors
- Participated in weekly pre-submission conferences with developers and consultants
- Analyzed RFP's, RFQ's, bid process, CO's and punch lists
- Expert witness testimony on behalf of department in legal proceedings

Public Utility District (PUD) 3, Shelton, Washington 04/1991 – 05/2006

Electrical Engineer

- Utilized knowledge of engineering, surveying, drafting principles and computerized drafting design (CAD) for new and existing construction of distribution electrical facilities
- Performed development and design of electrical installations utilizing current guidelines, engineering principles, practices, and theories
- Compiled estimates and researched right-of-way permits and easements
- Performed pre-construction meetings and provided onsite guidance
- Reviewed project with contractors, commercial and residential applicants to ensure projects requirements were met
- Worked collaboratively with other utilities & government agencies to accommodate and streamline installation processes
- Ensured engineering and design work were in adherence to codes, construction practices & safety practices