**Rolf N. Eriksen**

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###### SENIOR CONSTRUCTION MANAGER

Over 35 years of experience overseeing multi-million dollar construction programs with a consistent track record of successfully taking large-scale projects from contract development through to construction completion. Proven ability to manage large teams of field personnel and subcontractors ensuring adherence to deadlines, budgets, quality standards, plans, and specifications.

* Demonstrate considerable expertise with building practices, materials, and methods coupled with the ability to develop conceptual cost estimates throughout the pre-construction process.
* Oversaw and coordinated construction of a broad array of projects including custom homes in remote locations; water systems in remote locations, performing arts theatres, multiple use educational facilities, a ski lodge, a dam, television transmission towers, and a waste water treatment plant.
* Effectively communicate with all team members to implement value engineering design concepts that reduce costs, shorten schedules, and improve project sustainability.
* Highly skilled in contract negotiations, impending design problems, documentation, building codes and regulations, material purchasing, and site management.

***Selected Project Highlights***

* **White Salmon Lodge** Built a new 17,000 sq. ft. ski lodge at the Mt. Baker Ski Area utilizing concrete and log construction. Overcame challenges of working in several feet of snow. Assembled at remote location, disassembled, then transported to job site via 54 semi-truck loads, then re-erected. Featured in Snow Country Magazine.
* **KVOS TV Digital Transmission Site** Constructed a new digital transmission site that included a 500 foot tower and adjoining facility from scratch. Transported 300 tons of steel to worksite atop of a mountain, and obtained a climbing bond. Encountered 70 mph winds and below zero temperatures. Mixed all concrete on site, as well as demolishing and decommissioning an existing tower and transmission facility.
* **Bell Island, Washington Infrastructure** Brought electrical power and water to a remote island, complete with a 40,000 gallon sistern. Built two homes and a workshop, construction utilized post and beam without requiring nails.
* **Happy Valley School Campus Expansion** General Contractor and Project Manager for construction projects including an auditorium, offices, classrooms, dormitories, and residences for staff. Designed and built a performing arts theater, and continued construction as additional funds were available over a 17-year period.
* **Richard Donner Residence** Awarded contract to build luxury residence for well-known motion picture director, and featured in the November 1996 issue of Architectural Digest. Eclectic design utilized logs and stick frame, and steel. All lumber was milled on site. Custom features included cherry paneling from a French winery, a media room, and nine fireplaces.
* **Mt. Constitution Stone Tower Restoration** Well known historical feature located in Moran State Park, Washington State. Received a complete restoration including the removal and resetting of over 1200 stones and the replacement of 104 stones. Summit House was completely rebuilt from a 7’ in diameter old growth cedar. Period lightning arresting system was completely rebuilt. Nominated for the national historical register.
* **Peavine Jimmy Threshing Barn Retoration** Oldest known log structure in the State of Washington on a sensitive 3000 year old archeological site. Completely taken to the ground and restored with some new logs and reconstitution of existing logs. Nominated for the nation historical register.

***Areas of expertise include:***

 • **Scope of Work Analysis & Development** • **Safety and Compliance Management**

 • **Construction Planning & Scheduling** • **Contract** **Negotiations**

 • **Critical Path Project Management** • **Value Cost Engineering**

• **Quality Assurance / Quality Control** • **Permitting & Building Codes**

• **Remote site staging and management** • **Financial Management & Reporting**

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# SUMMARY OF EXPERIENCE

* Write and respond to RFI's for questions covering any aspect of the construction process including structural and engineering issues on the prints.
* Conduct weekly and monthly OSHA updates for all workers on the job site concerning safety. Evaluate employee safety data and promoted safe work practices.
* Review plans and construction documents for public and private projects, ensuring compliance with all applicable codes and program requirements.
* Routinely interface with the public and design/engineering professionals to explain codes and regulations in a variety of professional venues.
* Responsible for management, and construction documentation of a broad array of project types and scales, working collaboratively with the principal-in-charge.
* Coordinate project review and approval through the designated governmental officials. Identify and ensure any quality, safety, health, and environment issues are resolved expeditiously.
* Establish effective project governance, processes, and systems on all assignments. Develop and maintain a detailed project plan, the CPM, and look-ahead schedules.
* Manage the procurement of resources and lead the overall cross-functional project team. Facilitate the change control process and the flow of project information between the team and the client.
* Consistently demonstrate considerable technical knowledge during programming, design, pre-construction, and construction phases including financial and program control, construction management processes, and means and methods.
* Cultivate solid teams of employees and subcontractors that work together to complete quality projects consistently on time and well within budgetary constraints.
* Manage subcontractor scheduling. Monitor and appropriately adjust timelines for any deviations, shortages, changes, through the completion of each building phase.
* Attend meetings with customers, architects, trade contractors, zoning boards, and government officials, developing strong working relationships.
* Maintain meticulous records of building progress, document any issues, and report to project supervisors on a weekly and monthly basis.

# WORK HISTORY

# General Manager / Owner ⯎ Happy Acres Company ⯎ Eastsound, WA 1973 – Present

# EDUCATION / CERTIFICATIONS / AFFILIATIONS

**University of Washington, Seattle, WA ⯎ Doctor of Business Administration**

**University of Washington, Seattle, WA ⯎ Master of Arts, English Literature**

**University of Washington, Seattle, WA ⯎ Bachelor of Arts, Comparative Literature**

Journey Level Carpenter ~ Wavo Welding Certification ~ 150 ton USCG Ship Captain Rating ~ NWAT Certified Professional on Site Sewage System Installer ~ Class A Commercial Driving License ~ Licensed General Contractor since 1974

Orcas Island Foundation (1976 – 1982) ~ Happy Valley School (Board Member 1986 – 2003, Chairman 2003) ~ OPAL – Community Land Trust (1992 – 1994) ~ Orcas Island Foundation (2004 – 2009) ~ Christian Noble Foundation (1998 – 2003) ~ Friends of Moran (1998 – present) ~ Orcas Island Chamber Music Festival (2003 – 2009 – treasurer 2008 - 2009)