THOMAS AVICE

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CONSTRUCTION MANAGEMENT | PRECONSTRUCTION TO COMMISSIONING | REGULATED FACILITIES

PROFESSIONAL SUMMARY

Senior construction project manager with 10 years delivering regulated Bay Area construction from design through commissioning and closeout: $150M+ in DSA school projects, a $2B OSHPD hospital, and a $10M San Francisco historic renovation. Run preconstruction, buyout, GMP, design-build and lease-leaseback contracts, change orders, and schedules, finishing ahead of schedule while protecting contingency. Lead full delivery teams of superintendents, project engineers, and self-perform crews, with hands-on experience in commercial kitchens and MEP commissioning. Licensed California general contractor (Class B), OSHA 30.

PROFESSIONAL EXPERIENCE

Singular Builders | San Francisco Bay Area, CA **May 2026 – Present**

Project Manager

- Lead a $9.2M GMP, two-phase school pavilion and playground project (Brandeis School of San Francisco), phasing work around the school calendar and directing 20+ subcontractors and self-perform crews through weekly OAC meetings with the owner and architect.
- Lead a $10M historic renovation on Upper Fillmore in San Francisco, a highly regulated project coordinated with the San Francisco Planning Department and Department of Building Inspection.
- Own cost control and monthly executive reporting (EAC forecasts, contingency tracking, cost-control and claim logs), carrying owner change orders from pricing through execution while preserving project contingency.
- Drove resolution of underpinning, pier, and footing issues with the structural engineer on a Seismic Design Category E site.
- Built a live job-cost tracker that syncs Procore and project email into a single decision dashboard, and use AI workflows to draft RFIs, submittals, and PCOs.

Alten Construction | San Francisco, CA **2019 – May 2025**

Senior Project Manager

- Led $150M+ in DSA-regulated K-12 school projects, mission-critical public facilities on occupied campuses with fixed opening dates, under design-build and lease-leaseback delivery, owning the full lifecycle from design management and preconstruction through construction, commissioning, and closeout.
- Led the full project team on each job: superintendent, project engineers, assistant project engineers, and self-perform carpenter and laborer crews, plus 40–50 subcontractors, directing structural work from foundations through framing.
- Led startup and commissioning of electrical, mechanical, and fire alarm systems through DSA inspection and turnover.
- Turned projects over ahead of schedule, averaging about one month early on $30M projects, while maintaining 3–10% margins.
- Key projects: Marin Elementary, two new classroom buildings ($30M, design-build); Venetia Valley, San Rafael, two new classroom and MPR buildings ($30M, lease-leaseback); Independence HS, San Jose, new kitchen, MPR, and offices ($22M, design-build); Oak Grove HS, San Jose, new kitchen and MPR ($15M, design-build); Vallejo USD HVAC modernization ($10M, lease-leaseback).
- Coordinated with utility providers, public agencies, and inspectors on site access, permitting, inspections, and compliance to protect critical-path milestones.
- Led adoption of Autodesk BIM 360 coordination and OpenSpace, Matterport, and drone-based reality capture, helping cut RFIs by 30% and speed design-conflict resolution.

Herrero Builders | San Francisco, CA **2017 – 2019**

Project Engineer / Field Engineer

- Supported delivery of the $2B Sutter Health CPMC Van Ness Campus, an OSHPD-regulated acute-care hospital built to remain operational after a major earthquake, coordinating with city agencies and project stakeholders.

- Led field coordination, inspections, and QA/QC for a $30M cafeteria buildout, integrating commercial kitchen equipment across mechanical, electrical, and plumbing trades.
- Coordinated 40+ subcontractors through interior and finish work across 100,000 sq. ft., supporting healthcare and seismic compliance requirements.
- Applied the Last Planner System to plan and sequence multi-trade work and reduce rework.

ENTREPRENEURSHIP & CONSTRUCTION TECHNOLOGY

Vista Contractors | San Francisco Bay Area, CA **May 2025 – Present**

Co-Founder (Part-Time) | Construction Management & Technical Operations

- Co-founded a Bay Area construction firm delivering tenant improvements and residential and commercial projects at 20–30% margins; lead scoping, budgeting, and construction management.
- Preferred vendor to Target for tenant improvements (HVAC upgrades, reconfigurations, ADA) and active on Starbucks store improvements; delivery partner to prefab-home developer Aro Homes.

Lydul Inc. | San Francisco, CA **2020 – Present**

Co-Founder / Advisor

- Co-founded a cloud-based punch-list and inspection platform for iOS and Android, taking it from concept to launch in six months across product strategy, UX/UI, and architecture (React, Node.js, PostgreSQL, AWS).
- Grew to ~1,000 active users (rated 4.4 on Google Play, 4.8 on the App Store) and built Procore-oriented integrations and reporting tools that saved users 15%+ of project time.

LICENSES & CERTIFICATIONS

California Contractor's License — Class B (General Building), License No. 1120691
OSHA 30-Hour Construction Safety

EDUCATION

M.S., Civil Engineering & Engineering Project Management — UC Berkeley 2016 – 2017
M.S., Mechanical & Industrial Engineering — Arts et Métiers ParisTech, France 2014 – 2017
Software Engineering Immersive — General Assembly 2022 – 2023

SKILLS

Construction & Project Delivery: Procore, Autodesk Construction Cloud (BIM 360), OpenSpace, Matterport, Bluebeam, Microsoft Project, Primavera P6, AutoCAD; design-build, preconstruction, buyout, cost forecasting, change-order negotiation, estimating, scheduling, RFIs and submittals, QA/QC, MEP startup and commissioning, self-perform concrete and framing, Last Planner System.

Codes & Compliance: DSA, OSHPD (HCAI), California Building Code, Cal/OSHA, ADA, permitting and inspections.

Technology & Product: React, Node.js, PostgreSQL, AWS, Procore API, AI workflow automation (RFI, submittal, and PCO drafting; Procore/email job-cost dashboards; permit lead intelligence), product development, UX/UI.

Languages: French (Native) | English (Fluent) | German (Basic)