



**David MacDonald, RA, LEED ap.**

5 Lakeview Ave. – Unit 1

Waltham, MA 02451

(617) 335-8568

*David@DavidAndIrelis.com*

## **EMPLOYMENT:**

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### **Key Construction Solutions Inc : Design-Build Company**

August 2009 – Present

South Easton, MA,

[www.Key-CSI.com](http://www.Key-CSI.com)

Construction Project Manager – LEED consultant – Lead Architect

### **The Hanover Company : Real Estate Development & Construction Corp**

April 2008 – Oct. 2008

Foxborough, MA,

[www.HanoverCo.com](http://www.HanoverCo.com)

Assistant Project Manager - Construction

### **Codman Square Neighborhood Development Corp (CSNDC): Real Estate Development Corp**

Jan 07 – Mar 2008

Dorchester, Massachusetts

[www.CSNDC.com](http://www.CSNDC.com)

Senior Project Manager: Commercial and Residential Development

### **Chelsea Neighborhood Developers (CND) : Real Estate Development Corp**

Oct 2004 – Jan. 2007

Chelsea, Massachusetts

[www.Chelseand.org](http://www.Chelseand.org)

Project Manager: Development and Planning

### **Arrowstreet : Mid-sized commercial architectural firm**

2004

Somerville, MA

[www.Arrowstreet.com](http://www.Arrowstreet.com)

Job Captain

### **Paul Lukez Architecture : small high-end custom single family home designer**

2003

Somerville, MA

[www.Lukez.com](http://www.Lukez.com)

Job Captain

## **EDUCATION:**

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### **Louisiana State University**

Baton Rouge, Louisiana

Bachelor of Architecture

- 1998 - graduated B. Arch with 3.4 average (acquiring Dean's List status for the majority of semesters)
- Worked 30 hours a week through 80% of college

### **Arkansas State University/University of Rome**

Rome, Italy

Semester Abroad - Fall 1997

- Lived in Rome for 5 months, traveled extensively throughout Italy, London, Paris, and Spain
- Received the Professor Ramzy Honor Award for Design

### **NeighborWorks Training Conferences**

Atlanta, New Orleans, Boston, Portland

- 4 weeks of full time training involving Real Estate Development deal strategy, feasibility assessment, risk mitigation, loan structuring, construction management, and environmental remediation.

## **CERTIFICATIONS:**

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**Architectural License:** NCARB certified, Licensed in the State of Massachusetts #20236

**LEED accredited:** Certified in 2002.

**OSHA:** 10 hour certified

**Autodesk:** Revit certified

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## ADDITIONAL SKILLS AND ASSOCIATIONS:

- Software: Primavera 6, Contract Manager, AutoCAD & Revit (3d), Sketch-up, PhotoShop, Excel, & PowerPoint.
- Member of the Real Estate Development Committee for the Waltham Alliance to Create Housing
- Habitat for Humanity volunteer, Red Cross Member, CPR certified, blood donor
- Amateur carpenter: recently renovated my kitchen and installed a self-poured concrete countertop

## KEY PROJECTS:

### **The Chelsea Collaborative**

- Chelsea, MA : LEED certified tenant fit-out for a non-profit's new office.
- Budget: \$425,000
- I was the Project Manager & Site Super, bid out the job with self-drafted spec including LEED requirements the client and I agreed accessible. Provided Daily supervision of construction. Project delivered on-time and on-budget.

### **The Lodge At Foxborough (The Hanover Co)**

- Housed in a trailer on-site in Foxborough MA, I was the Project Engineer / Construction Assistant to both the Site Super and the Project Manager during construction. I arrived just after the 23 acre site had been cleared of trees and buy out 50% complete. The project consisted of 8 apartment/condo buildings (250 units total) and a Clubhouse w/ exercise room, mini-theater, outdoor pool and Jacuzzi.
- Coordinated all RFIs. Subcontractors would often come directly to me with their field questions.
- Responsible for subcontractor submittal review. I saw everything before it went in, and retrieved the appropriate approvals other than my own if necessary.
- Responsible for project schedule. Using Primavera 6 I updated the forecast according to current field activity.
- Assisted PM with bid packages, negotiations, contract set-up, COs, and expense reports. I reviewed and modified the Hanover specs which accompanied the drawings.
- Maintained a "Tracking Budget" to reflect budget changes as they were realized in the field.
- Assisted in the production of the monthly Executive Summary, produced by each of Hanover's sites all over the country detailing construction issues, budget status, and forecasting, then reviewed at a video conference in Houston.
- Assisted with reports and additional information requested by building officials and bank inspectors

### **5 unit Rehab (CND):**

- As a Developer Project Manager I managed the development and 12 month rehab of existing commercial space into 5 units of affordable housing, including the addition of a story.
- Involved from project conception, I assisted in negotiating contracts and assembling the development team (i.e. Architect, Attorney, etc.). I managed the team through SD, DD, and CD production, as well as through zoning relief process, funding requests, contractor selection (Chapter 30b procurement), and managed construction until complete.

### **Subdivision, Permitting, Demo and Abatement (CND):**

- I worked with Chelsea Hall : Planning and Development offices to subdivide a parcel through the ANR zoning process. I then wrote specs & contracted the abatement & demo of an abandoned building onsite.

### **Rio Hondo Mall – Puerto Rico (Arrowstreet):**

- 50,000 sq ft. Marshall's Anchor Store and 30,000 sf Mall Extension. I was the Job Captain, completing SD's, DD's, and into CD's, responsible for preliminary code review and consultant coordination.

### **Colombi Residence in Newton, MA (Paul Lukez Architecture)**

- 400 sq ft. Master Bed Bath / porch addition (\$140K)
- Responsibilities: PM, completed SD's, DD's, and CD's. Project never built.

### **Lake Oswego High School, (LSW Architects):**

- 227,000 sq ft renovation plus expansion costing \$32 Mil
- For 2 years I was responsible for the Athletics division of design, from SD's until just after bidding & negotiations, including programming, client presentation, code analysis, cost estimating, drawing and spec production, phasing and more. The project included the renovation of an existing gym, athletics facility, and stadium, plus the addition of a gym, stadium extension of 2000 seats plus a 3 story addition of locker rooms, wrestling room, aerobics room, snack shop, & more.