

RIC NELSON

**12015 Midlake Drive
Dallas, Texas 75218-1353**

SUMMARY OF QUALIFICATIONS

NEGOTIATION & PROJECT DEVELOPMENT SPECIALIST for:

- Land Evaluation/Site Infrastructure & Site Planning
- Design/Build Development Projects
- Presentations - Municipal Councils, Planning and Zoning Boards
- Environmental Impact Review Preparation & ADA Compliance
- Real Estate Due Diligence Surveys & Assessment
- State, County, Municipal, Economic Development and Utilities Infrastructure

PROFESSIONAL EXPERIENCE

Present	PM3DevCon, Ltd. MANAGING PARTNER Negotiate and manage program management, project management, and property management for commercial and high end residential development & construction projects. Oversight of facilities acquisition & due diligence. Negotiate and Project Management for 1.5+MW Wind Turbine Projects, and Exterior Lighting Design & Installation.
2011-2013	SHERMCO INDUSTRIES, INC. DIRECTOR OF REAL ESTATE & FACILITIES Responsible for environmental compliance, land and building due diligence & acquisition, negotiate and project management for turnkey design/build wind turbine projects.
2006-2010	TRANSWESTERN COMMERCIAL SERVICES VICE PRESIDENT DEVELOPMENT Responsible for land evaluation, site infrastructure, design/construction of commercial & retail development projects through final completion.
2005	NAI/STONELEIGH-Centerpoint Advisors Commercial Real Estate Brokers VICE PRESIDENT PROJECT SERVICES Assist brokers and clients on property assessments, budgets, and lease/purchase negotiations. Liaison with State, Municipal, and Economic Development entities representing and negotiating for discreet clientele.
2003-2004	DAVACO, INC. – Dallas, Texas SENIOR PROGRAM MANAGER Responsible for nationwide sales for departmental execution of program management contracts. Negotiated & managed new construction, remodels, and retail roll-out projects.
1996 – 2002	DSC/ALCATEL-LUCENT AMERICAS - Plano, Texas SENIOR MANAGER CORPORATE FACILITIES

Master Planning and Construction Management for new facilities and renovation of facilities...3 million square foot portfolio. Coordinate project contract negotiations with A & E firms, Contractors and Landlords. Development of exit strategies and business compression projects.

- 1995 - 1996 **TANDY CORPORATION** - Tandy Design & Construction - Fort Worth, Texas
SENIOR PROJECT MANAGER
Project negotiator for Northeast U.S./Canada. Site assessment and project management for Computer City retail chain.
- 1994 - 1995 **STEELE-FREEMAN INC.** - Fort Worth, Texas
VICE PRESIDENT
Contract negotiator for \$80 Million commercial construction firm.
- 1992 - 1993 **MAGNETEK, INCORPORATED** - Los Angeles, California
CORPORATE SENIOR MANAGER - FACILITIES
Negotiated all infrastructure needs, sites and buildings for (26) manufacturing facilities in U.S. and Mexico.
- 1988 - 1991 **NELSON BUILDING CORPORATION** - Arlington, Texas
PRESIDENT
Design/Build/Construction Management Consultant to industrial and commercial clients and contractors for turn-key projects in lower 48 states and Mexico.
- 1983 - 1988 **DFW CONSTRUCTION INC.** - Arlington, Texas
PRESIDENT/GENERAL MANAGER
Design/Build Specialist, rendered expertise and design services to developers and large corporations.
- 1982 **ANTARES CONSTRUCTION, INC.** – Grand Prairie, Texas
PARTNER
Excavation, Lime Stabilization, Asphalt Contractor serving the commercial and multi-family market sectors.
- 1980-1981 **BUTLER MANUFACTURING COMPANY**, Overland Park, Kansas
North Texas Area Manager for Commercial Steel Building Division. Responsible for builder development, sales, estimating, procurement, and steel erection.
- 1977-1979 **OWENS/CORNING FIBERGLAS** – Toledo, Ohio
Built-Up Roof Specialist, Acoustical and Insulation Specialist for Supply Division in Arkansas, Mississippi, and Tennessee. Presidents Club Award winner for top sales
1978 & 1979.

PAST PROJECTS

SHERMCO INDUSTRIES, INC.

- **New London, Iowa Municipal 1.5 MW Wind Turbine Project**
- **New Waverly, Iowa Municipal 2.0 MW Wind Turbine Project**
- **S.C. Johnson Corporate Headquarters 3.0 MW Wind Turbine Project**

TRANSWESTERN COMMERCIAL SERVICES

- **Lakeside Tower 8 Story Remodel & Parking Garage Deck-**
Richardson, TX \$ 7.8 Million
- **ABSG-Amerisource/Bergen Specialty Group Corporate Headquarters-Frisco, TX \$**
6.6Million
- **Mesquite Business Center-555,200 sf Distribution/Warehouse- Mesquite, TX \$ 28**
Million
- **Gateway Corporate Center-228,000 sf Office Park- Coppell, TX \$ 40M**
- **Basic Energy Corporate Headquarters 10 Story Project- Midland, Texas**
- **TIC-Texas Capital Bank Lakeside Project - Richardson, TX \$ 2.9M**
- **Shore,Tran, Bragalone Law Firm-Dallas, TX**

NAI/STONELEIGH-Centerpoint Advisors

(Merged with Transwestern Commercial Services 2006)

- **Cooper Aerobics Center-Craig Ranch- McKinney, TX-\$14Million**
- **Providence Realty Trust- 8 Story Mockingbird Tower-Dallas, TX**
- **Restaurant Depot-Dallas, TX**

DAVACO, INC.

- **Orvis Construction Manager-Alexandria, VA/ Darien, CT/ Rochester Hills, MI - \$2.5M**
- **Limited Brands Victoria's Secret, Express, Bath & Body Works new, remodel, & rollouts**
- \$2.5M
- **Cash America International Houston & San Antonio Markets Pay Day Advance Units-**
\$3.0M
- **Brook Mays Music Company Nationwide Program Manager - \$3.0M**
- **7-Eleven, Inc. 126 ADA & 36 Fresh Foods Prototype Remodels - \$6.5M**

ALCATEL AMERICAS

- \$55 million Campus Consolidation project
- \$30 million Global Support Network Center
- \$18 million Corporate Headquarters and Innovations Center
- \$10 million Real Estate exiting program
- \$15 million Office and Research Lab build out
- \$10 million Nogales, Sonora, Mexico Electronics Plant
- \$2 million Lotus Drive Extension
- \$2 million Austin Riata Park Office and Lab build out

TANDY CORPORATION - Tandy Design & Construction of Computer City Super Centers:

- \$8 million "Flagship Store" of the chain in Mid Town Manhattan, New York
- \$5 million Super Centers in: White Plains, New York; Hartford, Connecticut; Boston, Massachusetts; Holyoke, Massachusetts; Princeton, New Jersey; Woodbridge, New Jersey; Springfield, New Jersey, Richmond, Virginia; San Francisco California; Calgary, Alberta, St. Louis, Missouri; Northville, Michigan.

STEELE-FREEMAN CONSTRUCTION

- \$5 million Vandergriff Chevrolet Dealership in Arlington, Texas
- \$3 million Revcor Molded Products Plant in Haltom City, Texas

MAGNETEK, INC.

- \$2 million Electronic Ballast Plant in Huntsville, Alabama
- \$5 million two-story office building and plant expansion in Milwaukee, Wisconsin
- \$8 million two-story Research and Development Center in Huntington, Indiana
- \$2 million plant expansion in McMinnville, Tennessee

- \$3 million Ballast Plant in Matamoras, Mexico
- \$2 million Controls Plant in Juarez, Mexico

EDUCATION AND TRAINING

- BBA Degree in Management and Marketing
Stephen F. Austin State University Nacogdoches, Texas
- Saddle Island Institute Seminars
Analysis of Construction Schedules
Construction Claims
- J.I.T. Institute - Worldwide Flow College
Demand Flow Production Techniques
- Miller Construction Advanced Negotiation Skills
- Butler Structural Systems/ Standing Seam Roof/ & Design Build Schools
- Owens/Corning Fiberglas Built-Up Roofing Schools
- Systema Advanced Negotiation Skills

EDUCATION AND TRAINING (Continued)

- Xerox Professional Selling Skills I, II, & III
- OSHA 30 Hour Construction & Safety Training Course
- MSHA 30 Hour Construction & Safety Training Course
- Louisiana Tech University-Electrical Safety for Qualified Electrical Workers Training Course
- Confined Space Entry Safety Training Course
- CO & H2S Safety Training Course
- Fall Protection Safety Training Course
- Tech Safety Lines-Authorized SRK-11 Specialist & Rescuer Certifications
- Fall Protection Certification Training
- CPR/First Aid/Blood Borne Pathogens/AED Certification Training

PAST PROFESSIONAL AFFILIATIONS & AWARDS

- A founding member of-The Mind shift Consortium. 2009 winner of Core Net Global Innovators Award.
- Construction Project leader for 2006 Dallas Business Journal Best Real Estate Deals-Corporate Headquarters-Amerisource Bergen, Frisco, TX
- Construction Project Leader for 2007 Associated Builders & Contractors Award for Corporate Headquarters-Turner Construction Co. member.
- 2003 City of Frisco Board of Adjustments and Construction Board of Appeals
- Alcatel-Lucent USA Presidents Award for Corporate Headquarters, Plano, TX
- Alcatel-Lucent USA Division Award for North America Consolidation Project
- Digital Switch Corp. Presidents Award for Central Network Operations & Data Center, Plano, TX
- Digital Switch Corp. Division Award for North America Distribution Center, Plano, TX
- Digital Switch Corp. Division Award for Telecommunications R&D and lab project, Plano, TX
- New Jersey Ready-Mix Association Innovation Award for Retail Project, Paramus, NJ
- I.F.M.A. - International Facilities Management Association
- North Texas Chapter of Systems Builders Association, President