

## SUMMARY

I work at the intersection of design intent and commercial reality — where what was designed, what's being built, and what it costs begin to diverge. My background spans preconstruction estimating, procurement, project management, and commercial management across transit infrastructure, commercial buildings, and other sectors. That breadth wasn't a career plan — it came from repeatedly stepping into unfamiliar scope and closing knowledge gaps quickly enough to add real value.

I approach unfamiliar scope by breaking down the sequence of work, closing knowledge gaps through the right conversations, and taking ownership of the learning curve. That approach, compounded over a decade of project delivery, has put me in a position to engage any project stakeholder on a technical level, lead clients to informed decisions they can defend, and represent client interests in front of industry experts in their own trades.

## EDUCATION

Bachelor of Civil Engineering SUNY at Buffalo, Buffalo, NY

## CERTIFICATIONS

- ✓ Project Management Professional
- ✓ AACE Membership

## TECHNOLOGIES

- ✓ On-Screen Takeoff, Bluebeam
- ✓ RSMean, EquipmentWatch
- ✓ Power BI, Excel, SQL, TypeScript
- ✓ Various PMIS (incl. Procore, Kahua)

## SKILLS

- ✓ Cost Estimating
- ✓ Negotiations
- ✓ A/E Fee Analysis
- ✓ Procurement
- ✓ Project Management
- ✓ Risk Management
- ✓ Quantity Take-offs
- ✓ Contractor Payments
- ✓ Bid Leveling
- ✓ Financial Reporting

## PROFESSIONAL EXPERIENCE

### Senior Project Controls Engineer May 2024 – Present Naik Group, New York, NY

- Led the preparation of independent cost estimates for all contract modifications.
- Negotiated equitable settlements of change order costs, ensuring fair compensation while maintaining strong client and contractor relationships.
- Forecasted estimate-to-complete (EAC) and negotiated final settlements of change orders within the remaining budget, mitigating potential cost overrun.
- Identified material quantity discrepancies and unsubstantiated labor production rates and led scope reconciliation meetings with the contractor — resulting in formal acknowledgment of the identified overstatements.
- Authored contractual and technical correspondence to support and justify change order submissions against commercial requirements.
- Mentored junior staff by delegating quantity takeoff and survey tasks with commercial context, keeping them engaged and developing their project understanding.

### Estimator Dec 2020 – Sept 2022 Steel Equities, Bethpage, NY

- Prepared detailed pre-construction cost estimates and schedules to inform lease terms across medical office, warehouse, and film studio projects.
- Procured materials for all trades across multiple concurrent projects.
- Managed vendor relationships, negotiated pricing, and coordinated procurement logistics with on-site activities.
- Served as project manager for multiple concurrent office fit-out projects from design to delivery, collaborating closely with tenants to deliver customized spaces as part of the landlord's construction team.

### Estimator May 2019 – May 2020 Gardiner & Theobald, New York, NY

- Prepared pre-construction cost estimates for a wide spectrum of capital projects priced between \$10M - \$350M.
- Led page-turn and cost estimate reviews with contractors to level bid proposals and confirm full scope coverage throughout the procurement process.
- Oversaw multidisciplinary estimating efforts, coordinating deliverable schedules with estimating teams and consolidating their contributions into a high quality, final cost estimate.

### Project Officer October 2018 – May 2019 The LiRo Group, New York, NY

- Prepared independent project cost, cost comparison, and change order estimates.
- Conducted constructability reviews of bid documents to assess risk, identify drawing conflicts, and determine if the project's construction cost may exceed the cost limit for the mentor program.

### Project Engineer January 2016 – September 2017 Gilbane LiRo Joint Venture, Buffalo, NY

- Developed and maintained manpower reports, two-week lookaheads, open item logs, meeting minutes, and change order logs.
- Performed architectural, electrical, and life safety inspections of drywall, ceiling tie wire, spray fireproofing, putty packs, and firestopping.

# Justin Hwang, PMP

## Senior Project Controls Engineer

### ESTIMATING EXPERIENCE

#### Gateway - Tonelle Avenue Bridge & Utility Relocation (Commercial Management), North Bergen, NJ

**Project Controls Engineer** – A complex infrastructure project involving utility relocation and construction of a new roadway bridge over the Hudson Tunnel Project ROW. Responsibilities spanned change management, commercial correspondence, risk assessment, and field inspection. Prepared independent cost estimates and led negotiations to fair and reasonable costs and timely resolution. Forecasted costs associated with potential changes, conducted variance analysis against the approved capital plan, and negotiated within financial constraints to support successful, on-budget project delivery. Established the final quantities for compensation of unit price bid items. Maintained WBS continuity and reallocated budgeted funds from underrunning bid items to those projected to overrun, ensuring timely contractor payment without disrupting cost reporting structure.

#### MTA C&D Design Build - 21 Escalators and 37 Elevators (Change Management), New York, NY

**Estimator** – Program management consultancy for two MTA design-build contracts covering the replacement of 21 escalators at six subway stations and 37 elevators at 17 stations, with Skanska and Forte/Gramercy JV as builders and Stantec as designer. Provided technical guidance for the commercial team's change management function. Reviewed and corrected previously assessed scope, identified overlooked and undocumented credits, and provided technical grounding for change order presentations to the client's executive committees. Audited previously negotiated change orders, identifying material quantity discrepancies and unsubstantiated labor production rates, and led scope reconciliation meetings with the contractor — resulting in formal acknowledgment of the identified overstatements. Prepared independent cost estimates for both construction and design, led scope analysis, and supported negotiation of fair and reasonable costs across a high volume of design and construction changes on both contracts.

#### MTA C&D Design Build – CAMS, Fire Alarm and Sprinkler Upgrades (Change Management), New York, NY

**Estimator** – This project involved replacing the central alarm monitoring system and upgrading fire protection systems across 20 MTA NYCT stations and facilities. Provided comprehensive change management support, preparing independent cost estimates and negotiating equitable settlements with the contractor while ensuring compliance with agency standards and commercial requirements.

#### Stony Brook Medical - Advanced Specialty Care (Procurement), Lake Grove, NY

**Procurement Manager** – Led procurement for the adaptive reuse of a former Sears anchor store into a 170,000 SF medical facility, with phased expansion to 270,000 SF under a 31-year lease with Stony Brook Medical. Procurement was structured as a standalone workstream to meet an aggressive schedule during a period of acute supply chain disruption and extended lead times. Managed competitive bidding and negotiation of A/E service contracts and subcontractors, and led procurement of long-lead critical equipment including elevators, escalators, emergency generators and rooftop units.

#### 50 Hudson Yards - Blackrock HQ Fit Out (Estimating), New York, NY

**Estimator** – Provided owner's representative cost consultancy on a 970,000 SF, 15-floor office fit-out including auditorium and café spaces, with a total project cost of \$230M. Prepared an independent cost estimate for the architectural scope of 7 floors of the fit-out during design development, followed by detailed page-turn reconciliation sessions with the contractor's estimator to align, level, and refine their proposal against project scope and evolving design intent.

#### 311 W 42<sup>nd</sup> St - The Ellery (Estimating), New York, NY

**Estimator** – Lead architectural estimator for owner's rep cost consultancy services of a 372,014 SF, 7 and 31 story mixed use buildings with retail on the lower floors and residential and amenity floors above, with a final construction cost of \$337M. Prepared an independent cost estimate during design development and led the reconciliation meetings with the building owners to justify cost discrepancies with the contractor's estimate. The estimate was delivered with various cost breakouts at the client's request (lobby, amenity, pool, kitchen millwork, and additional breakouts for the podium, 7 story, and 31 story buildings) to facilitate value engineering efforts. Coordinated delivery of structural and MEP estimates from the project team and integrated them into a high-quality deliverable.