



2500 E TC Jester #263
Houston, Texas 77008
TEL 832.409.3050
FAX 267.695.9035
www.COLLABORATE-LLC.com

David Kaczynski

Principal

Program Manager/Project Director

Houston, Texas



EDUCATION

Master of Business Administration
LeMoyne College, Syracuse, New York

Bachelor of Science
Industrial Distribution
Clarkson University, Potsdam, New York

Associate of Science, Math and Science
Hudson Valley Community College
Troy, New York

YEARS OF EXPERIENCE

29

NOTEWORTHY PROJECT EXPERIENCE

Lone Star College System-wide Projects

Computerized Maintenance Management
System Implementation
Master Planning
Facility Condition Assessments
Bond Planning
Security Preparedness Analysis
Energy Efficiency Upgrades -
Water, Lighting, BAS, Central Plants, HVAC
Facility Standards
Programming Guidelines
Construction Standards
Program and Project Budget Tracking

NOTEWORTHY PROJECT EXPERIENCE

Lone Star College CyFair

Campus
Student Center Addition

Lone Star College Kingwood

Health Science building
Student & Fine Arts Building Renovation
Fire Alarm & Intrusion Detection Systems
Central Plant 1 Addition/Renovation
Student Conference Center/Central Plant 2
Music Instruction Building/Recital
Child Care Center Renovations
Warehouse/Storage Building
Campus Way-finding and Signage Upgrades

Lone Star College Tomball

Intrusion Detection System Upgrade
Roofing Replacements

Lone Star College Montgomery

Child Care Center Renovations
Academic Classroom Building Renovations
Health Science Building
Music Instruction Building/Recital Hall
Central Plant 2
Parking Garage
Conroe Center Satellite Campus
Miscellaneous Renovations

Lone Star College System Office

Human Resource Renovations
Chancellor's Office Renovation
Office of Technology Services Renovations
Marketing & Publications Renovations
HVAC Upgrades

Lone Star College University Park

Core Building Improvements
Classroom Renovations (Multiple Projects)
Tenant Office Build Outs (Multiple Projects)
Hot Water System Replacements



Victor Del Pilar

Project Manager/Construction Inspector

Houston, Texas

NOTEWORTHY PROJECT EXPERIENCE/CLIENTS

Tejano Center for Community Concerns, Houston, TX
Amigos Por Vida Charter School, Houston, TX
Sam Houston State University
Lone Star College-Conroe Center
Walker Education Center Texas A&M University
CMP Kennel Enclosure HVAC, College Station, TX
Houston Elementary School, Port Arthur, TX
Austin Middle School, Port Arthur, TX
Tyrell Middle School, Port Arthur TX
St Thomas More School, Houston, TX
Amigos Por Vida Demolition, Houston, TX
Pearland TX Main Post Office, Pearland, TX
Greens North Station, Houston, TX
Greens North VMF, Houston, TX
Westbrae Station, Houston, TX
Roof Replacement Angleton TX
Main Post Office, Angleton, TX
Roof Replacement Ashford West Station, Houston, TX
Odyssey Academy, Galveston TX
Barret Jaguar, San Antonio, TX
Premier Volkswagen, New Orleans, Louisiana
Speedway Body Shop, Broken Arrow, Oklahoma
ExxonMobil Utilities Control Center Phase IA, IIB and
OMCC Remodeling Projects, Baytown, TX
Sugarwood Addition, Missouri City, TX
TAS Compliance Modifications for SHSU Village,
Huntsville, TX
Felix Tijerina Elementary, HISD, Houston, TX
AAMA, Learning Center, Houston, TX
Missionary Society of St. Paul U. S. Mission
Headquarter, Houston, TX

EDUCATION

Bachelor of Science in Engineering
Polytechnic University
Puerto Rico, USA

YEARS OF EXPERIENCE

24

FUNCTIONAL ROLES AND RESPONSIBILITIES

Victor is responsible for Project Management and Construction Inspections Services. His understanding of Building Systems and Construction Facilities has developed into helping Collaborate PM change the approach of design and construction in the Gulf Coast Region. Victor thoroughly reviews and interprets plans, site layouts, specifications, and construction methods to ensure compliance with Federal, State and local codes as well as standards and contractual provisions. He maintains accurate project logs and records related to inspection activities with photographs.



Dimitri Karavias

Senior Project Manager

Houston, Texas

FUNCTIONAL ROLES AND RESPONSIBILITIES

Dimitri serves as a Senior Project Manager for Collaborate PM overseeing quality control over construction documents.

Career Highlights

Dimitri was the Project Manager for three renovation projects in the Greater Houston area. These projects ranged from Lab renovations to secure control command stations. He was also an architectural Intern for design and construction administration services for the interior concourse renovation of the 400,000-square-foot terminal at George Bush Intercontinental Airport. Renovations include replacement and expansion of HVAC systems and all new interior finishes of all six concourses of Terminal C. Completed project cost will be in excess of \$120 million.

Noteworthy Projects/Clients

HISD Southmayd Elementary
HISD Sherman Crawford Elementary
HISD Deady Middle School
HISD EO Smith Elementary
Focus Academy
Tejano Center For Community Concerns
Amigos Por Vida Charter School
Port Arthur ISD
Texas A&M Anthropology Renovation
Lone Star College System
University of Houston
Rice University - Houston, Texas
University of Texas at Brownsville - Recreational Center

EDUCATION

BA in Architecture
University of Houston
University of Gerald D. Hines, College of Architecture

Honors and Awards

Studies for low income housing for the people of San Jose, Costa Rica
Exhibitor in the Arc
En Reve Centre d' Architecture in Bordeaux, 2005
Cum laude graduate, University of Gerald D. Hines, College of Architecture

YEARS OF EXPERIENCE

15

Representative Project Profiles



Tejano Center for Community Concerns Charter School Raul Yzaguirre School for Success | Houston, Texas

PROJECT: Raul Yzaguirre's School for Success
CLIENT: Tejano Center for Community Concerns
LOCATION: Houston, Texas
BUDGET: \$25 Million
SIZE: 125,000 SF
COMPLETION DATE: 2010
PROJECT TEAM MEMBER: Dimitri Karavias
REFERENCE: Rene Martinez
PHONE: (713) 248-1298

Through the provision of education, social, housing, and economic development initiatives, the Tejano Center for Community Concerns has been dedicated to improving opportunities for Hispanics. Located on one campus, the Raul Yzaguirre's School for Success (K-12), and the new Career and Technology Institute (CTI) are an integral part of the Tejano Center for Community Concerns' (TCCC) mission. This proposed renovation and addition to the elementary, junior and senior high school facilities will enable TCCC to further equip students with basic skills and prepare them for their future.

The new Career and Technology Institute is located on Broadway, creating a new image and focal point for the campus. This facility provides space for several specialty areas or programs within the TCCC such as: Affordable Housing offices, Shelter for Abused and Neglected Children offices, a community Health clinic and adult literacy classes as examples.



Association for the Advancement of Mexican Americans

AAMA | Houston, Texas

PROJECT: AAMA New Learning Center

CLIENT: Association for the Advancement of Mexican Americans (AAMA)

LOCATION: Houston, Texas

BUDGET: \$5.75 Million

SIZE: 50,000 SF

COMPLETION DATE: March 2008

PROJECT TEAM MEMBER: Saul Valentin

REFERENCE: Beatrice G. Garza

PHONE: (713) 967-6700

Located south of downtown Houston, the Association for the Advancement of Mexican Americans (AAMA) is committed to disadvantaged and at-risk youth and families and the advancement of their lives. Founded in 1970, the non-benefit association now serves approximately 23,000 people each year. With locations in Houston, San Antonio, Laredo and Edinburg, AAMA provides one of the largest programs for prevention and treatment along the Texas/Mexico Border.

The new AAMA Learning Center in Houston, Texas facility which provides student classrooms as well as administrative offices. This new building is approximately 50,000 gross SF.

This project was delivered by the Construction Management at Risk construction delivery method. Collaborate staff provided owner's representative services to the General Services Administration.



Houston Community College System, San Jacinto Building Houston, Texas

PROJECT: San Jacinto Building Renovation
CLIENT: Houston Community College System
LOCATION: Houston, Texas
BUDGET: \$33 Million
SIZE: 125,000 SF
COMPLETION DATE: 2013
PROJECT TEAM MEMBER: Saul Valentin
REFERENCE: Reynaldo Pradia
PHONE: (713) 718-5168

Collaborate staff provided project management services to Houston Community College on the San Jacinto Building Renovation at the Central Campus (Midtown), facilitating project meetings with the architect and contractor during design documentation as well as scheduling support, coordinated site visits for building inspections, as-built documentation during construction and general project guidance to the team.

The project was delivered under the construction manager at risk delivery method.



Houston Advance Research Center, Headquarters Building

The Woodlands, Texas

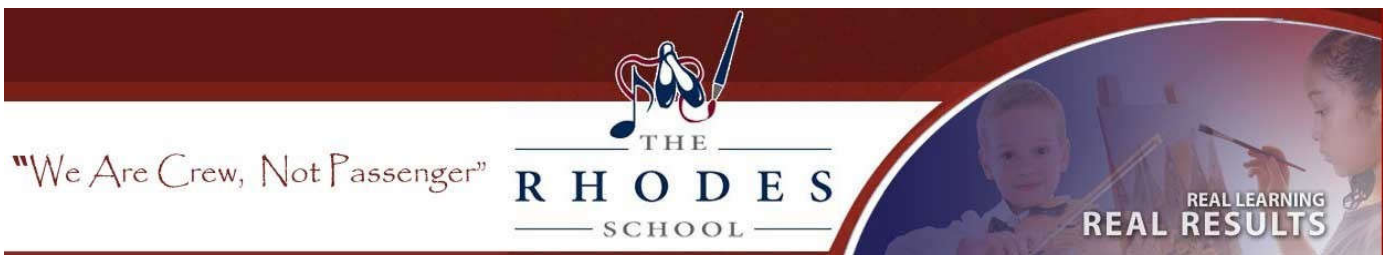
Houston Advanced Research Center (HARC) is a research hub providing independent analysis on energy, air, and water issues to people seeking scientific answers. HARC is focused on building a sustainable future that helps people thrive and nature flourish.

HARC owes its origins to the vision and initiative of Houston oilman, real estate developer and philanthropist George P. Mitchell, b. 1919 – d. 2013. HARC was established in 1982 as a not-for-profit university consortium that could act as a technology incubator to bridge basic research and market applications.

Collaborate's staff is providing owner's representative services to assist HARC with the construction, utility coordination, furnishing and furniture selection and procurement, technology and security development and implementation as well as assisting with move in coordination and other related services as needed. This LEED Platinum project consists of a two story structure with approximately 18,600 S.F. of office, administrative support and meeting/conference space.

PROJECT: HARC Headquarters
CLIENT: Houston Advance Research Center
LOCATION: The Woodlands, Texas
BUDGET: Private
SIZE: 20,000 SF

COMPLETION DATE: Scheduled April 2017
PROJECT TEAM MEMBER: David Kaczynski
REFERENCE: Lisa Gonzalez
PHONE: (281) 364-6044



The Rhodes School, Houston, Texas

The Rhodes School is a State of Texas fine art magnet charter school. The School first began in the fall of 2007 with the of expanding the educational choice of families in the North Channel and surrounding areas by providing increased opportunities for students from different ethnic and socioeconomic backgrounds to interact with each other. The goal was accomplished through this fine art magnet charter school which offers art, dance, drama, and classical music as part of the core curriculum. We utilized Federal, State, and private funds to implement the project. Collaborate staff provided Owner's Representative Services for The Rhodes School under the design-build project delivery method to provide additional modular building classroom space.

PROJECT: The Rhodes School

CLIENT: The Rhodes school

LOCATION: Houston, Texas

BUDGET:

SIZE:

COMPLETION DATE:

PROJECT TEAM MEMBER: Saul Valentin

REFERENCE:

PHONE:



Washington Place Houston, Texas

With offices in Houston, El Paso and McAllen, Texas, **Guerra & Farah, PLLC**, uses the excellent trial skills and diverse backgrounds of its lawyers to provide clients with high quality representation throughout Texas. The Collaborate team provided Owner's Representative Services for the renovation of an existing town home into a new law offices for the Firm.

PROJECT: Office Renovations

CLIENT: Guerra & Farah, PLLC

LOCATION: Houston, Texas

BUDGET: 750,000

SIZE: 8,500sf

COMPLETION DATE: 2013

PROJECT TEAM MEMBER: Saul Valentin



La Porte Independent School District Bond Program 2007 | La Porte, Texas

PROJECT: LPISD Bond Program 2007
CLIENT: La Porte ISD
LOCATION: La Porte, Texas
BUDGET:
COMPLETION DATE: 2010
PROJECT TEAM MEMBER: Saul Valentin
REFERENCE: Mike Clausen
PHONE : (713) 965-0508

La Porte Independent School District's efforts to complete a project bond package started in 2005. The Scope of Work included the construction of a New Elementary School, the renovation of three Elementary Schools, two Junior High Schools, a High School and Theatre, as well as the renovations of the High School Stadium, Baseball Field, and the La Porte ISD Administration Building. Located approximately 25 miles south of Houston, Texas, LPISD is determined to make "Every Student's Success, our #1 Priority".

The project was delivered under the construction manager at risk delivery method.



U.S. Federal Courthouse

El Paso, Texas

PROJECT: U.S. Federal Courthouse

LOCATION: El Paso, Texas

CLIENT: General Services Administration

BUDGET: \$74 Million

SIZE: 239,600 SF

COMPLETION DATE: 2011

PROJECT TEAM MEMBER: Martin Needle

REFERENCE: Lysa Bird

PHONE: (817) 978-2714

The courthouse is a 239,600 GSF structure is located on a 3.2 acre site which consists of three building components (main tower, the nugget and common lobby). The main tower is an eight-story structure which houses eleven courtrooms and thirteen chambers. Courtrooms and Judge Chambers are located on the upper floors. The second floor houses all grand jury and administrative office areas while the first floor of the facility houses the U.S. Marshals' Service. The four-story building adjacent to the main tower, referred to as the "nugget," contains the Clerk of Courts, jury assembly and circuit library. The tower and the nugget are connected by a two-story lobby.

This project was delivered under the Design/Build construction delivery method.



Bond Program for the City of El Paso

El Paso, Texas

PROJECT: Bond Program for the City of El Paso

CLIENT: City of El Paso

LOCATION: El Paso, Texas

BUDGET: \$120 million

COMPLETION DATE: 2007

PROJECT TEAM MEMBER: Martin Needle

This \$120 million building program consists of a variety of facilities including, parks, museums, libraries, zoo, and a variety of projects that will augment the quality of life for the citizens of this City of El Paso. Envisioned originally as a ten year building program, Collaborate staff together with its project partners, the entire program was completed in a three and a half year construction span which saved the citizens of El Paso several million dollars. In order to achieve this successful program, Collaborate staff initiated a comprehensive project management program which streamlined the project tasks which resulted in improving the completion time frame and budget established by the client.