



141 E. Walnut Street, 2<sup>nd</sup> Floor, Pasadena, CA 91103  
Tel: (626) 475-9520 Website: [www.NitroAssociates.com](http://www.NitroAssociates.com)

Steven Rosales Work Experience Profile – October 2019



**Owner/Client:** U.S. Army Corps Of Engineers  
**Project:** Santa Ana River Mainstem Project, San Bernardino County and Orange County, CA  
**Value:** Over \$1 billion spanning over 12 years (approx.. 1990 – 1991)

**Scope Performed:**

Preparation of the Baseline Design Schedule, Monthly Schedule Updates, CPM Scheduling / Primavera software Training to the Los Angeles Branch of the Corps Of Engineers staff members in Los Angeles.



**Client:** Turner Construction Company  
**Owner:** Korean Airlines  
**Project:** Wilshire Grand Hotel, Los Angeles, California  
**Value:** Over \$1 billion (2015 – 2016)

**Scope Performed:**

Assist Turner Construction Company on-site Team with revisions to the Baseline Construction Schedule, further development of the detailed schedule, preparation of Weekly Schedule Updates, preparation of Monthly Updates, coordination with Project Team members, including end of month reporting / schedule documents for review by the Owner. Prepare project completion schedule. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** FL Construction Management (Program Manager For North Orange County Community College District, Measure X and State Capital Outlay Program), Fullerton, CA  
**Project:** Fullerton College & Cypress College Construction Program Management  
**Value:** \$300+ million (approx. 2003 -2004)

**Scope Performed:**

Prepared overall Program Management schedules utilizing Primavera with Construction Management team responsible for Program Management for all North Orange County Community College District (NOCCCD) Measure X and State Capital Outlay Program construction. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Morley Builders.  
**Project:** U.C. Irvine East Campus Student Apartments and Parking Structure – Phase 4, Irvine, California  
**Value:** \$300 million (2017 – present)

**Scope Performed:**

Assist the Contractor with finalizing the Baseline Construction and Submittals Schedule. Primavera CPM Scheduling system training, preparation of Monthly Schedule Updates. Attend schedule development / refinement meetings and incorporation of revisions into the Schedule. Primavera training related to preparation of Monthly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Morley Builders.  
**Project:** Los Angeles NFL Football Stadium, Inglewood, California  
**Value:** \$300 million Concrete Schedule (Stadium Concrete contract, part of the \$1.5B overall project) – 2016 thru 2018

**Scope Performed:**

Incorporation of revisions to the concrete contractor's Baseline foundations schedule. Coordination with the concrete contractor and preparation of Weekly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.



---

**Client:** The Lightstone Group  
**Project:** Figueroa + Pico Conference Center Hotel, Los Angeles, CA  
**Value:** \$300 million (Conference Center Hotels Towers A & B) – February 2019 thru present

**Scope Performed:**

Assist the Owner developer with schedule related services associated to the construction managers schedule and schedule related services on the project. Coordination with construction manager on schedule development issues. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Clark Construction, San Diego, California  
**Project:** Indio County Jail Facility and Support Building  
**Value:** \$275 million - 2017

**Scope Performed:**

Assist the contractor with preparation of Monthly Schedule Updates. Job site review and revisions with Project Team members. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** Pankow Builders.  
**Project:** The Edition Hotel & Residences, West Hollywood, California  
**Value:** \$250 million (2017 – 2019)

**Scope Performed:**

Preparation of Monthly Schedule Updates, incorporation of design related issues and delay / impact related issues. Attend schedule development / refinement meetings and incorporation of revisions into the Schedule. Preparation of a Project Completion Schedule and Monthly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.





**Client:** Webcor Builders  
**Project:** The Century Luxury Residences, Century City, California  
**Value:** \$200+ million (2002 – 2003)

**Scope Performed:**

Revised and finalized the Contractors Primavera Baseline Construction Schedule, prepared various Baseline Schedule scenarios to evaluate the construction process, preparation of Monthly Schedule Updates, coordination with the Contractors project team during construction process regarding schedule related issues and incorporation of revisions into the schedules. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** Western National Builders (Western National Group)  
**Project:** AMLI Marina Del Rey, CA Condominiums  
**Value:** \$190+ million (2015 – 2016)

**Scope Performed:**

Preparation of the Baseline Construction and Detailed Submittals Schedule with Western National Builders Team members. Preparation of Monthly Schedule Updates and assist with project management scheduling aspects. All scheduling efforts performed utilizing Primavera (P6) software.

**Owner/Client:** Hughes Corporation, Fullerton, California  
**Project:** Numerous Southern California Contracts and Satellite Programs  
**Value:** \$1 million through \$300 million contracts / projects (1998 -1999)

**Scope Performed:**

Developed Baseline Construction Schedules, prepared Monthly Schedule Updates, maintained budget cost and resource data, and trained Hughes Corp. staff members in the usage of Primavera Project Planner scheduling software.

**Client:** J.F. Shea Construction, Inc.  
**Project:** Headworks Replacement (JFS Job #515), Huntington Beach, CA  
Orange County Sanitation District (OCSD Job #P2-66) Plant #2  
**Value:** \$197 million contract (7+ year duration, 2005 – 2013)

**Scope Performed:**

Full-time on-site CPM Scheduling services, including preparation of the Baseline Construction Schedule, cost loading, quantity loading, manhour loading, preparation of Weekly Schedule Updates, preparations of Monthly Schedule Updates / Update Narratives, preparation of monthly billings, attendance at the Owner's Weekly Meetings, tracking of actual update data, coordination with JFS staff and Subcontractors, preparation of requests for Time Extensions and settlement of Time Extensions with the District. All scheduling efforts performed utilizing Primavera (P6) software.



---

**Client:** J.F. Shea Construction, Inc.  
**Project:** Trickling Filters Project (JFS Job #523), Huntington Beach, CA  
Orange County Sanitation District (OCSD Job #P2-90) Plant #2  
**Value:** \$185 million contract (4 ½ year duration, 2007 – 2012)

**Scope Performed:**

Full-time on-site CPM Scheduling services, including coordination re: development of the Baseline Construction Schedule, cost loading, quantity loading, manday loading, preparation of Monthly Schedule Updates / Update Narratives, attendance at the Owner's Weekly Meetings, tracking of actual update data, coordination with JFS staff and Subcontractors, preparation of Time Impact Analysis and evaluation of potential delay / impact issues. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Sundt – Layton, A Joint Venture, San Diego, CA  
**Project:** Robert J. Donovan Infill Facility, CDC – CA Dept. Of Corrections, Chula Vista, CA  
**Value:** \$168 million new construction / expansion contract (2015)

**Scope Performed:**

Provide the Joint Venture team with CPM Scheduling assistance as pertains to incorporation of schedule revisions. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** AvalonBay Communities, Inc., Newport Beach, CA (Owner / Developer)  
**Project:** Avalon West Hollywood / Avalon Movie Town, West Hollywood, CA  
**Value:** \$120 million new construction / Retail and Apartment Complex (2015 – 2016)

**Scope Performed:**

Worked with AvalonBay Communities, Inc. to prepare a Baseline Construction Schedule, Monthly Schedule Updates, Executive Owner Summary Schedules for Owner's internal needs, including other CPM Scheduling services for the Owner / Developer. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Ray Wilson Co.  
**Project:** Corcoran State Prison Projects (Multiple Contracts), Bid Package No. 2, No. 6  
and No. 4 (Wastewater Treatment Plant), Corcoran, California  
**Value:** \$100 million (1994 – 1997)

**Scope Performed:**

Preparation of Baseline Schedules, Monthly Schedule Updates, Monthly Schedule Update Narratives, attend Weekly and Monthly Schedule Update review meetings with Contractor, Owner and Consultants and Delay analysis documentation and negotiations. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Harris Contracting Company  
**Project:** Hyperion C-112 Contract, Playa Del Rey, California  
**Value:** \$75 million (1995 – 1997)

**Scope Performed:**

Review of Contractors Schedules, preparation of Monthly Schedule Updates, maintained budget cost and resource data, and coordination with Contractors and City of Los Angeles. Coordinate delay / impact analysis issues with Harris and General Contractor. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** Kajima / Ray Wilson Co., Joint Venture  
**Project:** Los Angeles Metro Rail / MTA, North Hollywood Station  
**Value:** \$65 million (1993 – 1995)

**Scope Performed:**

Preparation of Monthly Schedule Updates / Narratives and billings, attend weekly project meetings, attend Monthly Schedule Update and progress review meetings with the Owner and Contractor for submittal to Owner. All scheduling efforts performed utilizing Primavera (P6) software.



**Client:** Los Angeles County Sanitation District #2 (LACSD) of Los Angeles County  
**Project:** Carver-Greenfield Facility (Multiple Contracts / Contractors), Carson, California  
**Value:** \$28 million thru \$54 million contracts (3 Different General Contractors / Contracts, 1987 – 1991)

**Scope Performed:**

Reviewed multiple General Contractor Schedules, prepared Monthly Schedule Updates based on review of Contractors Schedules, monitoring of budget cost and resource data and prepared multiple Contract Status Reports for LACSD CM program. All scheduling efforts performed utilizing Primavera (P6) software.

**Client:** J.F. Shea Construction, Inc.  
**Project:** Effluent Pump Station Annex (EPSA), Huntington Beach, CA  
 Orange County Sanitation District (OCSD J-77 Contract) Plant #2  
**Value:** \$46 million (2003 – 2005)

**Scope Performed:**

Revise and finalize JFS's Baseline Schedule, preparation of Weekly Schedule Updates, preparation of Monthly Schedule Updates / Update Narratives, maintain budget cost and billing data and submittal of required CPM Schedule documents to the Owner, including delay / impact analysis on numerous issues during the course of construction. Prepare time impact analysis' and requests for time extensions due to various delay / impact issues. Incorporate time extensions into the Updates. All scheduling efforts performed utilizing Primavera (P6) software.

**Client:** White Residential, Inc.  
**Project:** Franklin and La Brea Apartments, West Hollywood, CA  
**Value:** \$37 million (2012 – 2013)

**Scope Performed:**

Revise and finalize WRI's Baseline Construction Schedule, preparation of Monthly Schedule Updates and Update Narratives. All scheduling efforts performed utilizing Primavera (P6) software.

**Client:** J.F. Shea Construction, Inc.  
**Project:** Ellis Pump Station Project (JFS Job #522) / Steve Anderson Pump Station, Fountain Valley, CA  
 Orange County Sanitation District (OCSD Job #I-10B) Plant #1  
**Value:** \$29 million contract (2 ½ year duration, 2008 – 2010)

**Scope Performed:**

Performed full-time CPM Scheduling services, including preparation of the Baseline Construction Schedule, quantity loading, manday loading, Weekly Schedule Updates, Monthly Schedule Updates / Update Narratives, attendance of the Owner's Weekly Schedule Meetings, tracking of actual update data, daily / weekly coordination with JFS staff and Subcontractors, preparation of Time Impact Analysis, including preparation of delay / impact analysis documentation for settlement of time extensions. Coordination with JFS and the Owner for resolution on contract related issues. All scheduling efforts performed utilizing Primavera (P6) software.



---

**Client:** Ray Wilson Co.  
**Project:** Salinas Valley Reclamation Plant, Salinas, California  
**Value:** \$29 million (1991 – 1993)

**Scope Performed:**

Preparation of the Baseline Schedule, Monthly Schedule Updates, Monthly Schedule Update Narratives, attend Monthly Schedule Update review meetings with the Contractor and Owner. Submittal of all contract schedule billings and CPM Schedules to the Owner. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** CSI Electrical Contractors  
**Project:** Los Coyotes Water Reclamation Plant Power Distribution System Modifications, Cerritos, CA  
County Sanitation District #2 Of Los Angeles County (LACSD)  
**Value:** \$27 million contract (2 ½ year duration, 2018 – present)

**Scope Performed:**

Preparation of the detailed cost loaded Baseline Schedule, preparation of Monthly Schedule Updates and monthly billings. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** APC-T&K Mechanical, Inc., Joint Venture  
**Project:** Fiesta Island Replacement Project (FIRP) / Northern Sludge Processing Facility  
(NSPF) Digester Complex, San Diego, California  
**Value:** \$27 million (1991 – 1994)

**Scope Performed:**

Preparation of the Baseline Schedule, Monthly Schedule Updates / Update Narratives, attend Monthly Schedule Update review meetings with Contractor and Owner. Coordinate, prepare and submit all required CPM Schedule submittals and billings. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** C.A. Rasmussen, Inc..  
**Project:** Port Of Los Angeles Project, Port Of Los Angeles, CA  
**Value:** \$26 million (2014 - 2016)

**Scope Performed:**

Preparation of the Baseline Schedule and Monthly Schedule Updates. Incorporation of time extension(s) and adjustments to the schedule related to time extension(s). Coordination regarding potential delay / impact issues and related CPM Scheduling coordination. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** C.A. Rasmussen, Inc..  
**Project:** Port Of Long Beach Harbor Scenic Drive Project, Port Of Long Beach, CA  
**Value:** \$25 million (2014 - 2016)

**Scope Performed:**

Preparation of the Baseline Schedule and Monthly Schedule Updates. Monitoring of impact issues and coordination with the Contractor. Maintain the CPM Schedule and provide Monthly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.

---



---

**Client:** Dynalectric an Emcor Company.  
**Project:** Port Of Los Angeles Berths 91 – 93 Project, Port Of Los Angeles, CA  
**Value:** \$16 million (2016 – 2018)

**Scope Performed:**

Preparation of the Baseline Schedule and Monthly Schedule Updates. Incorporation of time extension(s) and adjustments to the schedule related to time extension(s). Coordination regarding potential delay / impact issues and related CPM Scheduling coordination. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Ray Wilson Co. and J.F. Shea Construction, Inc. (3 separate contracts)  
**Project:** Centrate Treatment Facility, Inlet Works Contract and Primary Screenings & Grit Dewat. Projects, Carson, California  
**Value:** \$5 million, \$18 million and \$21 million contracts (1995 – 2007)

**Scope Performed:**

Developed Baseline Construction Schedules, prepared Monthly Schedule Updates / Update Narrative, maintained budget cost and resource data, and prepared and provided all required CPM schedule submittals for Contractors (Ray Wilson Co. and J.F. Shea Construction, Inc.) on three (3) separate contracts. Prepare delay / impact analysis and settlement on time extension issues. All scheduling efforts performed utilizing Primavera (P6) software. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** W.D. Gott Construction Company, Inc.  
**Project:** Numerous Southern California School District and Other Construction Projects  
**Value:** \$10- \$35 million each (2008 – 2013)

**Scope Performed:**

Performed preparation of the Baseline Schedule and Monthly Schedule Updates on numerous new Southern California projects with W.D. Gott, attend Monthly Schedule Update and progress review meetings with the Owner and Contractor, coordination of all required Schedule submittals for submittal to Owner. Preparation of delay impact analysis documentation, negotiations and settlement of issues. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** DJM Construction Company, Inc.  
**Project:** Numerous Southern California School District and Other Construction Projects  
**Value:** \$4 - \$30 million each (1998 – 2005)

**Scope Performed:**

Preparation of the Baseline Schedule and Monthly Schedule Updates on over 22 new Southern California projects with various DJM staff members. Prepared all required Schedule submittals, including delay analysis / Time Extension negotiations for settlement. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** CSA Constructors Inc.  
**Project:** Security Program / Security Screening Check Point Modifications And Terminal Nos. 1, 2, 4, 5, 6 & 7  
Los Angeles World Airports, Los Angeles, California  
**Value:** \$12 million (2006 – 2007)

**Scope Performed:**

Preparation of the Baseline Schedule, Monthly Schedule Updates, Monthly Schedule Update Narratives, attend Weekly and Monthly Schedule Update review meetings with Contractor and Owner. Submittal of all CPM Schedules and contract schedule billings. All scheduling efforts performed utilizing Primavera (P6) software.



---

**Client:** Dynalectric an EMCOR Company  
**Project:** Berths 91 – 93 Alternative Maritime Power (AMP) Upgrades and Retrofit Project  
City of Los Angeles (CLA) Harbor Department, Port Of Los Angeles (POLA), CA  
**Value:** \$11 million (2016 – 2018)

**Scope Performed:**

Preparation of the Preliminary Schedule / 90 Day Schedule, Preliminary Baseline Schedule, cost loading, manpower loading, cash flow graphics, manpower loading graphics and preparation of Monthly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Steiny And Company, Inc.  
**Project:** Access Control And Alarm Monitoring Systems (ACAMS), Ontario Airport, Ontario, California  
**Value:** \$10 million (2006 – 2007)

**Scope Performed:**

Preparation of the Baseline Schedule, Monthly Schedule Updates, Monthly Schedule Update Narratives, attend Weekly and Monthly Schedule Update review meetings with Contractor and Owner. Preparation and submittal of contract billings. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** W.D. Gott Construction Company, Inc.  
**Project:** Numerous Southern California School District and Other Construction Projects  
**Value:** \$10- \$35 million each (2008 – 2013)

**Scope Performed:**

Performed preparation of the Baseline Schedule and Monthly Schedule Updates on numerous new Southern California projects with W.D. Gott, attend Monthly Schedule Update and progress review meetings with the Owner and Contractor, coordination of all required Schedule submittals for submittal to Owner. Preparation of delay impact analysis documentation, negotiations and settlement of issues. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Helix Electric, Inc.  
**Project:** 12kV Project, San Diego International Airport, San Diego, California  
**Value:** \$8 million (2014 – 2015)

**Scope Performed:**

Preparation of the Baseline Schedule, Monthly Schedule Updates / Update Narratives, attend Monthly Schedule Update review meetings with Contractor and Owner. Coordinate, prepare and submit all required CPM Schedule submittals and billings. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Dynalectric an EMCOR Company  
**Project:** Donald C. Tillman Water Treatment Plant Power Modifications / Upgrades Project (CLA Project #CIP 6163)  
City of Los Angeles (CLA), CA  
**Value:** \$8 million (2017 – 2019)

**Scope Performed:**

Preparation of the Preliminary Schedule / 90 Day Schedule, detailed Baseline Schedule, cost loading, manpower loading, cash flow graphics, manpower loading graphics and preparation of Monthly Schedule Updates. All scheduling efforts performed utilizing Primavera (P6) software.





---

**Client:** Mike Bubalo Construction Company, Inc.  
**Project:** Machado Lake Pipeline Project  
City of Los Angeles Department of Water and Power  
**Value:** \$6 million (2017 – Present)

**Scope Performed:**

Preparation of the Baseline Construction Schedule. Preparation of Monthly Schedule Updates. Coordination with the Contractor and CLA regarding schedule revisions and Moratorium considerations with contract schedule. Work with the Contractor to develop a project completion schedule and preparation of monthly schedule updates. All scheduling efforts performed utilizing Primavera (P6) software.

---

**Client:** Mike Bubalo Construction Company, Inc.  
**Project:** San Pedro Street Relief Storm Drain Project  
City of Los Angeles Department of Water and Power, San Pedro, CA  
**Value:** \$6 million (2017 – 2018)

**Scope Performed:**

Preparation of the Baseline Construction Schedule. All scheduling efforts performed utilizing Primavera (P6) software.

---

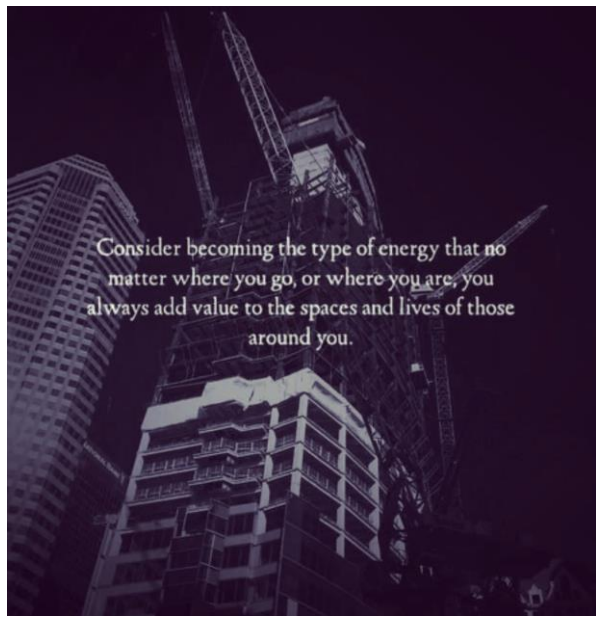
---

**Owners / Authorities That Have Previously Approved Steven Rosales Qualifications (partial listing)**

- BHUSD – Beverly Hills Unified School District (numerous School projects)
- CA – State Of California (numerous State of CA projects)
- CDC – California Department of Corrections (CA Prison System projects)
- CLA – City Of Los Angeles and County Of Los Angeles (numerous CLA projects)
- CSD – City Of San Diego and County Of San Diego
- CSU – California State University (numerous CSU projects)
- DWR – Department Of Water Resources
- GUCCI – Gucci International Hotel Corp.
- IEUA – Inland Empire Utilities Agency
- LACCD – Los Angeles Community College District (LACCD projects)
- LACSD – Los Angeles County Sanitation Districts Of Los Angeles County (numerous LACSD projects, over \$1b worth of construction)
- L.A. D.O.T. – Los Angeles Department Of Transportation
- LA DWP – City Of Los Angeles Department Of Water And Power
- LAUSD – Los Angeles Unified School District (numerous LAUSD projects)
- LAWA – Los Angeles Department Of World Airports (numerous Airport projects)
- MWD – Metropolitan Water District
- MTA – Metropolitan Transit Authority
- OCCCD – Orange County Community College District
- OCSD – Orange County Sanitation District (numerous OCSD projects, over \$450m worth of construction)
- OCTA – Orange County Transportation Authority / OC Bridges
- POLA – Port Of Los Angeles, City of L.A. Harbor Dept., Los Angeles and San Pedro, CA
- POLB – Port Of Long Beach, City of Long Beach, Long Beach, CA
- PRUSD – Pico Rivera Unified School District
- U.C. – University California System / University Projects (numerous University projects)
- U.S. Army Corps – United States Army Corps. Of Engineers (numerous projects, over \$1b worth of construction)
- United States Embassy - Fiji
- United States Navy (numerous U.S. Navy contracts)
- VA – United States Department Of Veterans Affairs (numerous VA contracts)



Wilshire Grand Hotel / Wilshire Grand Center - August 2015



Wilshire Grand Hotel / Wilshire Grand Center – August 2015



Wilshire Grand Hotel / Wilshire Grand Center



Market Rate Apartments and Senior Affordable Apartments, West Hollywood, California – 2015