# James Lâu

*Construction Project Manager*

Renton · WA · US

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| **Profile**  Results-driven Construction Project Manager with 18 years of progressive experience leading complex residential, commercial, and government-funded construction projects across the Pacific Northwest. Proven track record in managing multi-million-dollar projects from concept to completion, consistently delivering on time, within budget, and in full compliance with safety and regulatory standards. Adept at client relations, cost estimation, subcontractor coordination, and risk mitigation. Recognized for strong leadership, operational efficiency, and the ability to bridge field operations with executive strategy. Bilingual in English and Spanish, with fluency in contract negotiation, OSHA compliance, and project management software. Recently led a $24M mixed-use development in Seattle, completing 3 weeks ahead of schedule through optimized scheduling and lean construction practices.  **Skills**  Project Management, Construction Expertise, Leadership & Operations, Technical Tools, Regulatory & Compliance, Soft Skills  **Languages**  English — Fluent  Spanish — Fluent  **Awards**  Project Manager of the Year | 2021  Evergreen Built Solutions  Recognized as "Project Manager of the Year" by Evergreen Built Solutions in 2021 for leadership during pandemic-related supply chain disruptions.  **Certifications**  Certified Construction Manager (CCM) | 2017  Construction Management Association of America (CMAA)  OSHA 30-Hour Construction Safety Certification | 2022  U.S. Department of Labor  LEED Green Associate | 2014  U.S. Green Building Council  Washington State Contractor’s License  Washington State  First Aid & CPR Certified  American Red Cross  **Interests**  Restoring vintage tools  Hiking Pacific Northwest trails  Community urban gardening  Continuing education in sustainable building practices | **Experience**  **Senior Construction Project Manager at Evergreen Built Solutions**  01 Apr 2018 – Present  Lead project delivery for high-value commercial and mixed-use developments across Washington State, managing budgets up to $30M and cross-functional teams of architects, engineers, and subcontractors.   * Directed end-to-end management of 12 major projects, including a $24M urban mixed-use development in South Lake Union, delivered 21 days ahead of schedule and 7% under budget by optimizing subcontractor sequencing and material procurement. * Reduced project overruns by 22% over three years through implementation of real-time cost tracking in Procore and monthly forecasting dashboards presented to executive leadership. * Spearheaded permitting and regulatory approval process for five complex projects involving historic district compliance and environmental impact assessments, achieving 100% on-time authorization. * Mentored and supervised 3 junior project managers, enhancing team throughput by 40% and reducing onboarding time by 50% through structured training modules.   **Construction Project Manager at Evergreen Built Solutions**  01 Jun 2013 – 01 Mar 2018  Managed mid-scale commercial builds including retail centers, multi-family housing, and school facility upgrades. Focused on cost control, subcontractor coordination, and client satisfaction.   * Delivered 18 projects averaging $7.5M in value with 96% client satisfaction rate, consistently rated top performer in post-completion surveys. * Implemented digital punch-list system using BIM 360, cutting final inspection correction cycles by 30% and improving subcontractor accountability. * Coordinated with design teams to resolve over 200 RFIs during the construction of a 120-unit affordable housing complex, preventing costly delays and scope creep. * Achieved zero OSHA-recordable incidents across three consecutive years through rigorous safety training and weekly site audits.   **Project Engineer / Estimator at Cascade General Contractors**  01 Aug 2009 – 01 May 2013  Supported project managers in cost estimation, scheduling, and field operations for public infrastructure and K–12 school modernizations funded by state grants.   * Developed 35+ detailed project estimates using RSMeans and historical bid data, achieving 92% bid accuracy across a $150M portfolio. * Assisted in managing a $9.2M seismic retrofit for Renton High School, ensuring full compliance with WA State OSPI regulations and completing without change orders. * Created as-built documentation packages for five completed projects, streamlining client handover and warranty management.   **Assistant Project Manager at Apex Structures Inc.**  01 Sep 2005 – 01 Jul 2009  Entered construction management after transition from mechanical engineering internship. Supported PMs on residential and light commercial builds.   * Tracked daily labor and material logs across 15+ projects, contributing to a 15% reduction in unallocated costs. * Liaised with trade subcontractors including HVAC, electrical, and framing crews, improving communication turnaround by 50%. * Gained early exposure to contract documentation and punch-list management in a fast-paced environment.   **Education & Training**  **Bachelor of Science, Construction Management**  University of Washington  – 01 Jun 2005  **Associate of Science, Mechanical Engineering**  Green River College  01 Jan 2001 – 01 Dec 2003  **Projects**  **Mixed-use development in South Lake Union**  Led a $24M mixed-use development in Seattle, completing 3 weeks ahead of schedule through optimized scheduling and lean construction practices.  **Seismic retrofit for Renton High School**  Assisted in managing a $9.2M seismic retrofit for Renton High School, ensuring full compliance with WA State OSPI regulations and completing without change orders.  **120-unit affordable housing complex**  Coordinated with design teams to resolve over 200 RFIs during the construction of a 120-unit affordable housing complex, preventing costly delays and scope creep.  **References**  References available upon request |