

# Paul Blatnak



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## Objective

Listen, understand, and support the goals of the Business Improvement District, and provide insight and experience to facilitating successful outcomes and projects as a team member, within Douglas County.

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## Professional Experience

### Director of Preconstruction Services

2020-Present

Turner Construction Company, Denver, CO

- Lead and manage the Preconstruction Services department.
- Lead and manage major pursuits.

### Preconstruction Mgr. / Director of Preconstruction Services

2013-2020

PCL Construction Services, Inc., Denver, CO

- Lead and manage major pursuits.
- Lead and manage the Preconstruction Services department.

### Lead Preconstruction and Procurement Manager

2010-2013

Kiewit-Turner (Joint Venture), Aurora, CO

- Lead the Preconstruction and Procurement effort for the Denver Replacement Medical Center Facility for the Veteran Affairs.

### Director of Preconstruction Services

2008-2010

Kiewit Building Group, Englewood, CO

- Lead Preconstruction, Estimating, Business Development, and Marketing
- Lead and managed a \$1.7 billion, 2 million square foot cutting edge Veterans Affairs healthcare campus preconstruction and construction services.

### Director of Preconstruction Services

2006-2008

Icon Group, Inc., Castle Rock, CO

- Marketing – New proposals, web site development, maintaining current client relationships, cold calls.
- Human Resources – Hiring, firing, employee handbook, safety, training, and needs, managing benefits such as PTO, healthcare, dental, FSA/125k, and 401k.
- Relationships – Providing growth opportunities for team members, maintaining and developing new relationships, industry networking.
- Preconstruction – Take-off, pricing, market research, teamwork (from conceptual to buyout), management of teams, coordination, efficient, effective communication,

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**Resume**

necessary skills for the trade, "Starting with the End in Mind." (Examples of work available upon request.)

- Tools & Resources – Understand Timberline and On-Screen, develop databases and templates for software integration (excel, timberline, on-screen), track material/commodity escalation, structural analysis, owner soft cost checklists, scopes of work, clarifications (narrated and graphic), contracts.
- Skills – Collaboration, team synergy/integration, world-class results, change an industry, efficiency, effectiveness, understanding company character, understanding the needs of estimating/operations/architects/engineers/owners, making something good, great.

**Estimator / Senior Estimator**

2005-2006

G.E. Johnson Construction Company, Denver, CO

- Member of a team that increased revenue from \$150 million to \$300 million in two years through building a cohesive preconstruction team, providing consistent and reliable estimates, implementing new programs, and allowing team members to explore new means and methods for performing preconstruction tasks.
- Assisted in the implementation of on-screen digital take-off, using On-Screen Software, to produce more accurate take-off, and aid in design/budget discussions with the design team.
- Implemented Timberline Software in order to deliver more accurate estimates vital to a negotiated bid contractor.
- Assisted in the implementation of a web based solution for pre-qualification and tracking of subcontractors through the planning and bidding processes called, ISF.
- Mentored new employees on systems and strategy.

**Estimator**

2003-2005

J.E. Dunn Construction Company, Denver, CO

- Responsible for preconstruction services and estimating on negotiated projects;
- Generating GMP proposals for negotiated projects including constructability reviews of contract documents, releasing construction documents for bid, and identifying construction document deficiencies and changes. Subsequently communicating discrepancies, clarifications and cost impacts to owners and architects while providing proactive solutions, VE alternatives, and developing detailed scopes of work before buyout.
- Also responsible for performing subcontractor interviews for buyout, developing preliminary schedules, tracking costs, and writing concise subcontracts so as to ease the transition from estimating to project management.
- In addition, coordinating materials and utilities to the site, facilitate meetings to assure owner requirements are being met in the building design, and developing / maintaining relationships with owners, architects, engineers and subcontractors to successfully start and complete projects and acquire new leads for future projects.

**Field Engineer / Estimator / Asst. Project Manager**

2000-2003

J.E. Dunn Construction Company, Kansas City, MO

- A dual position in project management and estimating, functioning as a general contractor, construction manager, or program manager.

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- As a field engineer and project manager, responsibilities included updating drawings, reviewing and verifying changes, coordinating subcontractors and materials, processing change orders, creating and updating schedules, tracking subcontractor and overall project schedule of values, verifying pay applications, and developing pre-punch lists to decrease duration of project closeout.
- As an estimator, responsibilities included leading and coordinating project teams (architect, engineers, and contractors) to complete design-build RFP's. Role encompassed encouraging subcontractor involvement and developing scopes of work to identify and eliminate "holes" in construction documents during the hard-bid process. Furthermore, the use of range estimating techniques to determine project values during the pre-construction period, carrying through to the permit set of drawings. Employed detailed quantity take-off for self-performed work and verified / developed values for changes, and VE alternatives.

**Intern / Part-Time Estimating**

1999-2000

J.E. Dunn Construction Company, Kansas City, MO

- Responsibilities included assisting the senior estimator at Sprint World Headquarters Campus in generating estimates for DD, TI, and Core & Shell drawings.
- Gained experience in developing progress / budget estimates for the buildings and site.
- As a part-time employee, performed renovation, addition, and new building estimates for senior PM's and VP of the Educational Division.

**Intern**

1998

Oscar J. Boldt Construction Company, Wauwatosa, WI

- Responsibilities included managing subcontractors on site, pay applications, layout and placement of concrete foundations for a medical office building and parking structure.

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***Accreditations / Certifications***

**LEED Accredited Professional**  
**ACI Certified**  
**OSHA 30**  
**First-Aid/CPR**

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***Education***

**College of Engineering, 1995 - 2000**

University of Kansas

Bachelors in Architectural Engineering (5-year program).

## ***Organizations / Community***

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**AGC – Diversity Committee**, 2017 – Present

**AGC – Specialty Contractors Council**, 2013 – Present

**AGC – Subcontractor Relations Committee**, 2013 – Present

**AGC – A3LC**, 2013 – Present

**Habitat for Humanity**, 2008 – Present

**CU Boulder** (ARCE & Civil Engineering: Sr. Capstone Class – faculty, mentor), 2008 – Present

## ***Relevant Project Experience***

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*Relevant Project Experience available upon request*

## ***References***

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*References available upon request*