

STEVEN D. SEBBY

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OVERVIEW

Throughout my career I have been recognized for my thoroughness, quality of work, technical abilities, and personal integrity. I have an extensive background in senior project & commercial construction management, real estate land acquisition, property and program development. I hold an active IL managing RE Broker license, a business owner, a past elected IL municipal official and IL HS board of education member. I look forward to opportunities where I can utilize my experience and leadership in the start-up and development of new business enterprises.

CAREER GOALS

Provide my resources and knowledge to develop & promote young companies requiring senior expertise, enable established firms to expand their profitability. Assist private and public entities with senior management, including rebuild 2017 US and Caribbean hurricane impacted regions.

PROFESSIONAL EXPERIENCE:

1987 – 2018 Owner/Executive Consultant - Sebby Technical Services, Inc., Lombard, IL.

2015 – 2017 Project Manager - ATMI Precast, Inc, Aurora, IL

2012 – 2015 VP Construction/CM – Cordogan Clark & Associates, Aurora, IL

2011 – 2012 Construction Manager – Cornerstone Construction Mgmt, Minn, MN

2009 – 2011 Project Manager - Life Safety Resources, New Berlin & Warrenville, IL

- Provide AE/CM & Owner's representation with remodel of Purdue Indiana University Existing 100 year old Fraternity House - 2 year Phased Remodel project, in conjunction with new Summer 2017 Merrillville Indiana Public Middle School remodel improvements.
- Manage 34 big box warehouse projects, precast valued at 37M in 1st 11 months of 2016, manage 41 precast projects balance 2016 thru 1st ¼ 2017 worth 46 M, in Chicago, Metro, Central IL & WI, including mixed use retail and big box warehouses.
- Competitive bid, schedule, permit & manage multiple private construction projects, provide CM with multiple IL State funded education projects from pre-bid thru close out.
- Assist with the development and expansion of a growing consulting business to new markets and to new clients in the Chicago, IL and Cleveland, OH Metro areas.
- Oversee existing client hospital life safety construction management projects, assess existing facility conditions, review/develop project budgets & schedules; attend, record owner meetings. Conduct on site life safety assessments and facility surveys for health care industry; metro hospitals, senior living centers, dialysis clinics.
- Build a consulting corporation that provides owners representation with project management, construction management, developer's due diligence, project expediting, and expert witness services for mid to large scale construction projects. Transition to WBE ownership in 2011, to cultivate government funded consulting opportunities.
- Marketing and strategic business focus on Education, Health, Federal Funded State & Municipal work/projects. Maintain and expand original core focus on RE Brokers, Private Developers, Private Owners, A/E Firms, and Attorneys.

- Projects: Restaurants, Hospital & School Life Safety research & inspection; Multi story/high-rise office and government buildings, regional and corporate distribution warehouses, state university and high school construction. 200 – 1000 acre site development, site infrastructure, arterial, county, state road construction, RR crossing rebuilds, multi-acre residential subdivisions.
- Clients Include: Cordogan Clark, Aurora, IL ATMI Precast, Aurora, IL; Cornerstone Construction Mgmt Inc, Minneapolis, MN, LSR, New Berlin, IL; SEKM,LLC, Lombard, IL; Higgins / Clarius Development, Chicago, IL; Prologis /Catellus Development Corp, San Francisco, CA., Lakewood, CO., Ostrander Construction, Downers Grove, IL; RW Parsons, Oak Brook, IL; Ryland Homes, Chicago, IL., Gillette Corp., Boston, MA., GATX Logistics, Dallas, TX., Swartz, Cooper, Greenberger, Krause, Chicago, IL.; Wight Companies, Downers Grove, IL., Burnidge Cassell Architects, Elgin, IL, Glenwood Schools, Glenwood, IL; Illinois School District 201, 200, 69, Berwyn, Cicero, High land Park, IL, Elder-Jones Const, Bloomington, MN, Jensen-Fore Architects, Oak Brook, IL

MILITARY - USAF: (Honorably Discharged 1984)

1980-1984 - Site Construction/Engineer Assistant 553X0, SAFB, Wichita Falls, TX

- Member 3750 CES PRIME BEEF tactical response team, with SECRET clearance.
- Work with civilian and military civil, electrical, mechanical, and structural engineers providing field reconnaissance, engineering support, design, & drafting of base plans.
- Survey, plot, and draft the locations of base lands and damaged runway areas.
- Coordinate the CES crews, (operators, carpenters, ironworkers, dump drivers etc.), with placement and installation of the Pedi Mat Steel Grid System used to bridge craters and damaged runways.
- Editor Civil Squadron weekly paper, Member 3750 base enlisted advisory council.

FORMAL EDUCATION, TRAINING CERTIFICATES, LICENSE:

- M.S. Project Management; Keller Graduate, Chicago, IL (2019 completion)
- B.S. Management; National-Louis University, Evanston, IL (1997)
- Undergraduate Civil Engineering; U of T, Arlington, TX; U of I, Chicago, IL (1984-1996)
- ACI Level 1 Certificate 2016; PCI Level 1 and Level 2 Certificates 2016
- OSHA 30 Hr. Construction Certificate #8216556, Click Safety, Walnut Creek, CA (2013)
- CT 553X0 Site Development, USAF, 3750 CES, SAFB, TX (1981)
- CT CSI-Northern Illinois, Elk Grove Village, IL (1989)
- CT Troxler Electronic Labs, Las Vegas, NV(1991)
- CT IDOT Bridge Repair, Pavement Construction, Springfield, IL (1991)
- CT ICDB A/E-PM, Springfield, IL (2000)
- IL RE Managing Brokers License, #471.011698, Chicago, IL (2004-2019)
- FL RE Brokers License – Pending Nov 2017 II-FL Reciprocity

COMMUNITY AFFILIATIONS, AWARDS:

- Board of Education Member-Glenbard HS District 87, Glen Ellyn, IL – 4 years: 2007-2011
- Man of The Year 2007 – Village of Lombard, DuPage County, IL
- Village Trustee - District #4, Village of Lombard, IL – 2 terms:8 years 1999-2007
- Chair Transportation & Safety 2005-2007; Lombard, IL
- Chair Public Works Committee 1999-2005; Lombard, IL
- Member EOC-6yrs, 1999-2005;Glenbard Wastewater Authority, Glen Ellyn, IL

Steven D. Seby
PROJECTS LIST 1987-2017

Consultant/Owner's Rep/PM/CM	2/17 – 11/17 11/15-2/17 8/14 – 11/15 6/14 – 9/14 12/12 – 9/14 4/12 – 9/12 11/11-4/12 6/11-11/11 11/09 - 6/11 9/09 – 6/11 5/07-8/09 1/08-12/08 10/07-6/08 5/07-10/07 4/04-5/07 1/04-6/04 2003-2003 2000-2003 2001-2002 1999-2003 2000 1997-1999 1994-1996 1990-1994	MIS remodel Merrillville; SAE Chap House-Purdue, IN (5.2M) Manage Multiple Precast Concrete Projects; IL, WI (46M) Manage Multiple School Projects; IL, IN (19M) EASD131 Full Day Kindergarten, Aurora, IL (9.5M) CUSD15 Clinton Elementary School, Clinton, IL (17.5M) BWW Restaurant & 1.8 Acre Site, Tucson, AZ (2.4M) BWW Restaurant, Grand Chute, WI (1.3M) BWW Restaurant, Berwyn, IL (1.2M) UCMC Hospitals / Gilman, Peck, CLI, Billings, Chicago, IL Cleveland Clinics, Fairview & Lutheran Hospitals – SOC SEKM Sports Training Development, Frankfort, IL (4.2 M) 269acre Indust Park Site, Bldg 1 & Dent Lot #5, 1.01Msqft, Phase 1 Site Development, Amoco Rd Imp, Joliet, IL(15M) 6 acre Site Improve & Solideal TI 150k of 600k exist, Indust/Warehouse Abate, 2700 McDongh, Joliet, IL (3.3 M) LG Mobil USA, 5ksq OfficeTI& 162ksq Warehouse (1.3M), Bolingbrook, IL Cappel Cmns 9-acres Site Improvements, 1Retail Bldg & 5 Office Bldgs, ¼ mile78 th Ave Imp, (\$8.9 M), Frankfort, IL. Founders Cross N&S Retail Centers 65ksqft combine, Pepe's Mexican Restaurant 6.5 ksqft-(\$8M), Homer Glen, IL 35-flr Fire Pro Retrofit,(12M), 69 W Washington, Chicgo IL Highland Park High School, (\$24M), Highland Park, IL NIU Altgeld Hall (\$23.5M), Historic Renovation, Dekalb,IL 301 Grand Case (\$26M), 28-flr Condo, Chicago, IL GATX 420ksqft, 410k, 430k-(\$34M) Grand Prairie, TX IC, ICW, ICS Site 1500+acres, Big Box Dev for Gillette 500kft, (\$13M),GATX 400k(\$10M)-Romeoville, IL, SpecF 350k(\$12M), SpecH200k(\$6M), Woodridge,IL 350k Spec G (\$8M), 200k Spec D(\$5M)-Woodridge,IL. Northern Illinois Residential Subdivisions (\$49.3M) - Maple Hollow, Glenn Ellyn, IL; Abington Woods, Amber Fields, Amber Trace, Aurora, IL; Sommerfield, Bolingbrook, IL; Greenwich Village, Geneva, IL; Renaissance Village Student Res Dormitories (\$3M) -Glenwood SFB, St. Charles, IL.Rec Center/Field House(\$3M)-Glenwood SFB, St Charles,IL. New Addition- Morton West High School(\$4M), Berwyn, IL.Life Safety Fund Const. PM Team(\$21M); IL. School Districts 201, 200, & 69. Window Replacement & Life Safety Research (\$11M); Illinois School Dist. #201, Morton East H.S., Cicero, IL & Morton West H.S., Berwyn, IL Imperial Sports Stores; OH; IL; MI Retail Strip & Marshalls Store, Bolingbrook, IL 27Acres Site Development, Wooddale, IL Jewel-Osco, Retail Strip,8.2 Acre Site, Mayfair Commons Shopping Center, Chicago, IL Big Bend Water Treatment Facility, Clark Cnty, San. Dist., Laughlin, NV DuPage County Airport Terminal, St. Charles, IL Kane County Judicial Center, Geneva, IL AT&T Ft. "A" Interstate & Intrastate Rts– NE, IL, IA, AT&T Chicago Div Rts; IL River Directional Bore project
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LEGEND: (\$63M) = Sixty three million dollar construction value, 1Msqft = One Million square feet