

# EVAN GLASS

17 Redwood Drive, Plainview, New York 11803, (H) 516-644-5607, (O) 631-629-4375

Email: , RosnerEG@aol.com

Experienced real estate and construction manager executive with 23 years experience in the New York metropolitan area with significant experience in all aspects of property management and commercial construction.

## EXPERIENCE:

**RGE, Inc.**, Huntington, New York

September 1986 to Present

### *Vice President*

Manager in corporation comprised of several subsidiary companies specializing in commercial real estate and construction. Currently the primary interface and relationship manager for \$5.4 million medical office project scheduled for completion in May 2010. Solely accountable for all aspects of relationship and transaction with respect to both the real estate and construction from the origination of deal to current state.

- Established initial relationship with customer.
- Perform all construction management responsibilities including preparation of cost estimates for customer, architects and customer's lending institution.
- Re-designed building to reduce construction costs and enable customer to meet financing institution's lending criteria, achieving total cost reduction of \$400,000.
- Responsible for all customer's real estate requirements including establishing marketing strategy for available space, determining likely rent and tax structure, drafting and negotiating lease with potential tenant and developing real estate management relationship.

**BBRG, Inc.**, Huntington, New York

September 1986 to Present

### *Vice President*

Property manager in commercial and industrial real estate ownership company with peak portfolio of twenty-one commercial and industrial buildings, comprising more than 1.2 million square feet in Nassau and Suffolk Counties.

- Targeted and procured potential purchaser of 19,000 square foot retail complex and negotiated and secured letter of intent for \$5 million for potential purchase.
- Supervised over \$10 million of construction improvements from conception and design to completion; tasks included resolving municipal regulation issues, systems upgrades, tenant installations, bid procurement and analysis, permitting and project management; coordinated responsibilities of architects, outside contractors, tenants and inspection officials.
- Managed all tenant relations for a \$5 million annual rent roll, handled lease negotiations, space planning, installations, tenant inquiries, billing issues, renewals and relocations; space presentations to customers and brokers.
- Evaluated and participated in original acquisition of company's \$40 million property portfolio. Projected income and expense statements, established building and land values, revised values based on market conditions. Continue to assess properties in pursuit of 1031 like-kind exchange transactions.
- Drafted and negotiated 200+ leases with total market value in excess of \$25 million; wrote amendments, guarantees, brokerage and letter agreements. Author and editor of company letters, listings and brochures.
- Managed 273,000 square foot, 30.5 acre, EPA Region II Superfund site in Farmingdale, Long Island.

- Implemented billing systems and created internal controls for all tenant accounting; coordinated and ensured accuracy of billings for all additional rent items, taxes, insurance and common area maintenance.
- Administered daily financial, legal, managerial and business policymaking, coordinated litigation issues including strategies for certiorari claims and summary proceedings.

**Rosner Construction LLC., Huntington, New York**

**April 1999 to Present**

***Member and Estimator***

Senior partner in full-service, open-shop general contracting and construction management firm. Specialize in commercial construction such as retail centers, medical offices, apartment complexes, senior housing facilities, office developments and new construction. Average annual sales of \$4 million.

- Prepare project cost estimates, proposals and pricing for all requisite trades, specializing in general and medical office construction, exterior and interior building renovations and retail build-outs. Completed projects in excess of \$40 million.
- Coordinate and oversee all direct interaction with customers, contractors, architects, owners, insurance companies, municipal representatives, field personnel and building inspectors.
- Perform all legal and contractual duties, strategize with company attorney, negotiate customer and vendor agreements, review AIA documents, write contractor and sub-contractor agreements and ensure compliance with insurance company requirements.
- Oversee daily office operations, coordinate billing and invoice approval; manage collections, payroll review and insurance requirements and benefits for business and staff of thirty employees.
- Manage all marketing strategies and relationships with current and past customers; work with clients throughout project planning stages in cost projection, value engineering and due diligence; create company brochure, make sales calls, meet architects and perform pre- and post-project walk-throughs.
- Maintain inventory of current costs for building materials and standard industry pricing to ensure accuracy in job costing.

**Energy Solutions, LLP, Syosset, New York**

**February 1997 to September 1999**

***Partner***

Energy services company that analyzed energy requirements of commercial and industrial customers in the New York City area. Provided education on available subsidy programs and power generation alternatives as well as financial and consulting assistance to achieve customer objectives.

- Procured \$10 million financing package from Enron Corporation at inception of business formation.
- Participated in sales calls, plant evaluation and marketing decisions.

**PROFESSIONAL ORGANIZATION:**

**Set America Free**

**July 2008 - Present**

Washington D.C. based organization focused on reducing America's reliance on foreign oil. Responsibilities include expanding membership in Long Island, meeting with political representatives to maintain dialogue on current legislation and touring facilities engaging in alternate energy opportunities.

**EDUCATION:**

**State University of New York at Albany**

Bachelor of Science in Finance, 1986