

TIANYI (JOE) ZHANG

BCIN, B.A, DDA

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in Joe Zhang

☎ 613-276-3658

📍 North York, ON

OBJECTIVES

Joe is a skillful construction project manager and registered building practitioner with over 5 years of local experience in low-rise construction. Joe has managed 3 subdivisions with over 180 units in total. He also delivered over 30 custom houses in Ontario. In planning, Joe is well connected in various municipalities and has extensive experience in BP application and SPA. Joe is also familiar with construction loans and process of apply for draws.

EXPERIENCE

Construction Project Manager

Evertrust Development, Markham, ON

March 2023— Present

Budget Control

- Proceed construction with limited budget
- Adjust existing budget with cost estimators between divisions
- Convince lender to reactivate monthly draw which was frozen for 3 months

Site Servicing

- Manage trades for E-One pumps installation and their associated unit connections
- Supervise hydro and gas trenching to prevent delay in schedule
- Modify retaining wall design and supervise its construction
- Lead erosion-control process and satisfied District of Muskoka

Project Management

- Make decisions on C/O and PO from various trades instantly
- Host meeting with trades to resolve technical difficulties such as wiring
- Review and modify truss design to be cost-effective
- Generate schedule in gantt charts using MS Project and Procore
- Construction of townhouses on time to finish within 8 months from excavation

Tendering

- Prepare tender proposals for mid-rise and townhouse construction
- Invite trades from personal network and conduct background checks
- Analyse bidding documents and award contracts

Upgrades

- Lead process of selecting upgrade options for mid-rise and townhouse projects
- Achieve average of \$15,000 per unit of sales revenue

Senior Estimator
Goldentrust Development Inc, Toronto, ON
October 2020—March 2023

Estimating

- Calculated lumber usage for decks and back-framing.
- Computed usage of ICF, concrete & rebars.
- Estimate on lumber materials for rough-framing
- Calculate quantity and loads of fill for townhouse project

Planning

- Obtained building permits for 31 detached dwellings across Ontario.
- Passed Site Plan Approval for a veterinary hospital project in Mississauga.
- Obtained Endorsement for a subdivision of 76 units in Markham.
- Initiated and obtained permits of 9 architectural revision.
- Negotiated and convinced TRCA for design proposals based on geotechnical research

Project Management

- Set up PM software (Buildertrend) for Goldentrust
- Draft templates of planning & construction schedule for projects.
- Review contracts with architects and sub-trades to finalize their scope of work.
- Manage utility connections during construction.
- Host meetings with Geotech P.Eng to determine soil stability prior to excavation.
- Supervise shoring constructions and gave guidance to excavation teams.
- Reviewed septic system design, supervising the construction according to drawings.
- Obtained 16 occupancy permits for detached houses.

Problem Solving

- Successfully removed Unsafe Building Notices due to excavation failure.
- Managed sites that abandoned by resigned PM until Passing Structural inspections.

EDUCATION

Carleton University
Bachelor of Arts in Environmental Studies

SKILLS

- | | | |
|------------------------|----------------|-------------|
| • PROCORE | • MS Project | • Revit |
| • Architectural Design | • Buildertrend | • 3Ds Max |
| • Interior Design | • Rhino | • AutoCAD |
| • Mandarin | • OBC | • G-license |