

# MICHAEL D. O'NEAL

## MANAGER OF THE CONSTRUCTION SERVICES DIVISION

### EDUCATION:

**B. A. Political Science/Pre Law** -Virginia Polytechnic & State University. 1972.

**M.A. Urban & Regional Studies** - Virginia Commonwealth University. 1978.

### AFFILIATIONS:

Home Builders Association of Richmond  
Richmond Area Metropolitan Contractors Association  
Rotary International  
Va. Tech Alumni Association

### EXPERIENCE:

**Construction Services Division Manager**, Joseph, Cox & Associates, Inc., Richmond, Virginia. 2001-Present.

**Owner and Manager of construction operations** related to utility and site construction work and consultant work related to site operations management. Performed the full range of owner responsibilities from finance, marketing, bidding, quality control, personnel issues, long and short term business planning, collections and litigation. VABBCO, Inc., Commonwealth Constructors, Inc., and private consulting for BEERS, Inc., Richmond, Virginia. 1986-2001.

**Contract Manager** for consultant studies on preliminary highway corridor locations, preliminary engineering and environmental impact statements. Developed, negotiated and managed business contracts and represented a VDOT at public hearings and community meetings on large controversial projects through out the State. Virginia Department of Transportation, Richmond, Virginia. 1973-1986.

### RESPONSIBILITIES:

Directs and coordinates the firms activities related to constructions services, site plan review, construction contract review, site plan implementation assistance, construction staking, and construction inspections. Works closely with local government agencies to expedite project reviews and approvals, to resolve planning and construction issues and to move projects forward.

## Project Experience for Mike O' Neal

- (1) FBI Building: Project Manager for site work on the Parham and Woodman Road, Henrico County site. A 4.5 acre commercial site. Met Federal GSA requirements for government building related activities.
- (2) Overlook Apartment Complex: Project Manager for the site work on the Henrico County site. A 15 acre apartment complex site, 32 building pads, major wet land issues, late season start with winter weather issues.
- (3) Westwood Racquet Club: Project Manager for site work on the 2001 Addition. Ties in with existing utilities, buildings foundations, drainage, and parking lots.
- (4) River Road Baptist Church: Project Manager for site work on the 2001 addition. Coordination with Church Building Committee, working around ongoing pre-school operations during major construction activities, adjusting to changes in Church expectations.
- (5) Commonwealth Conference Center and Resort: Consultant to BEERS Construction Company, Inc. on the completion of the site work on this large and expensive high profile project. Provided research and documentation for litigation and negotiations for changed conditions and change orders. \$11 million project (building and site) with a \$3.5 million additional work claim (\$2.75 million - building; \$0.75 million - site).