



# JAMES J. CLOUD

James' fascination for design and construction developed at a young age while working for his family's construction firm. James developed an eye for detail through performing trade work from carpentry to concrete to roofing and more, eventually taking over project management of a variety of build-to-suit, speculative development, and home renovation projects.

An avid reader and lifelong learner, James believes in continuous self improvement. James left the family business to pursue a Construction Management Degree from Florida International University's Engineering School.

After receiving his degree, James began working for a Florida based contractor specializing in construction and renovation projects for renowned hotel brands including Marriott, Hilton, Sonesta, Residence Inn, and more. James later joined one of the world's largest and most trusted global engineering and construction firms, AECOM (NYSE: ACM). James works on many complex, multi-phase construction and renovation projects from mixed use developments, to stadiums, and hotels.

James currently possesses multiple construction and real estate related licenses and focuses on helping Owners and Developers bring their vision to life through construction management, owner's representation, and construction consulting.

## CONTACT

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/jamesicloud

## EDUCATION

**BS in Construction Management**  
Florida International University, Miami, FL

**AAS in Business Administration**  
Illinois Central College, East Peoria, IL

**Construction Continuing Education**  
Since 2014

**Real Estate Continuing Education**  
Since 2021

## LICENSES / CERTIFICATIONS

**Florida General Contractors License**  
License No. CGC1520746

**Roofing Contractor License**  
License No. CCC1334080

**Mechanical Contractor License**  
License No. CMC1251154

**Plumbing Contractor License**  
License No. CFC1431974

**Pool/Spa Contractor License**  
License No. CPC1460234

**Real Estate Broker's License**  
License No. BK3435441

**Community Association Manager**  
License No. CAM60438

**ICC Residential Building Inspector**  
Certificate No. 10361188

**OSHA 30**  
Certificate No. 17-600592308

**Lead RRP Certification**  
Certificate No. R-I- 18521-10-21530

**Ludowici Roof Tile**  
Certificate No. LRT-104\_A2

## PROFESSIONAL EXPERIENCE

### AECOM Hunt/Tishman, Miami, FL

Senior Project Manager  
June 2015- Present

- In charge of all financials (burn rate, cash flow, GC/GRs, etc.) for project(s).
- Develop and maintain MPSR documentation and meet with corporate executives to review project financials every month through life of project(s).
- Develop and execute contracts, budgets, and project schedules.
- Lead weekly progress meetings with architects, engineers, ownership, and subcontractors through all phases of project.
- Review, negotiate, and document subcontractor change order cost proposals.
- Review contract documents (drawings, specifications, RFI's, schedules, etc.) and evaluate the completeness for the respective phase of construction.
- Ensure the timely closeout of contracts including completion of punch list and final submission of all closeout documents.

### Cloud Design Build LLC, Miami, FL

Owner  
October 2011- Present

- Consult owners/investors with pre-construction services including creating and managing construction budgets, contracts, processes and procedures, and more. Also, provide construction expert consulting services to attorneys and insurance companies on claim related matters.

### Straticon Construction LLC, Ft. Lauderdale, FL

Business Development/ Project Manager  
July 2013- Nov 2014

- Worked directly under VP to manage over 50 accounts and \$73M of projects throughout S. Florida
- Built and maintained relationships with architects, engineers, developers, and bankers, which led to negotiation and closing of 6 deals totaling \$78M in less than 1 year
- Created, forecasted, and tracked actuals for budgets and expenses for 3 projects totaling \$14M

### Thunder Electrical Contractors Inc., Miami, FL

Electrical Estimator  
Apr 2012 - Nov 2012

- Reviewed plans, specifications, and RFP's prior to bidding projects
- Hard bid commercial electrical projects ranging from 400k-90million on div. 26

### Dan Cloud Construction, Inc., Peoria, IL

Project Manager/Estimator  
Apr 2003- Mar 2012

- Negotiated, analyzed, and prepared subcontracts, purchase order agreements, and control budgets
- Oversaw 2-3 projects in varying phases at a time, which were completed on time and within budget

## CONSULTING PROJECTS

### **Single-Family Hurricane Damage**

Plaintiff Attorney, West Palm Beach, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, construction schedule, and cost estimate to assist our client in settling this property insurance claim.

The project consisted of a single-family two-story residence that had significant damage due to Hurricane Irma. The damage consisted of a twisted wood frame structure, leaking flat roof system, extreme cracks throughout the interior venetian plaster and lath wall system, multiple leaking windows, and other related interior finish damage due to the Hurricane.

### **Single-Family Wind and Rain Damage**

Plaintiff Attorney, Wellington, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, construction schedule, and cost estimate to assist our client in settling this property insurance claim.

The project consisted of a single-family one-story residence that was affected by a severe rain and wind event in 2021. The damage included severely cracked and loose roof tile, damaged floors and ceiling in the office, and kitchen ceiling damage.

### **Single-Family Windstorm Damage**

Plaintiff Attorney, Melbourne, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, construction schedule, and cost estimate to assist our client in settling this property insurance claim.

The project consisted of a single-family two-story residence that had significant damage due to the severe windstorm event in 2020, which included severe stucco cracking, extensive damaged and missing roof tile, damaged gutter system, fascia, and stucco. There was water intrusion into wood ceiling, damage to office ceiling, and clear signs of black mold in bathroom.

### **Single-Family Hurricane Damage**

Plaintiff Attorney, Hollywood, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, construction schedule, and cost estimate to assist our client in settling this property insurance claim.

The project consisted of a single-family one-story residence that was affected by Hurricane Irma in 2017. The damage done to the property include cracked drywall kitchen and dining room ceiling, water intrusion into wall and cabinets, damaged exterior patio ceiling, damaged fascia, and damaged roof tile.

### **Single-Family Hurricane Damage**

Plaintiff Attorney, Miami, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, and cost estimate to assist our client in settling this property insurance claim.

Two-story residential property in Miami that had significant damage due to Hurricane Irma in 2017 with severe stucco cracking on both sides of the house, exterior fencing damage, roof damage, interior ceiling damage, and other interior related damage throughout.

### **Single-Family Hurricane Damage**

Plaintiff Attorney, Kendall, FL

CDB performed a thorough site inspection, provided a detailed scope of work, photo documentation, and cost estimate to assist our client in settling this property insurance claim.

Two-story residential property in Kendall that had significant damage due to Hurricane Irma in 2017 with severe stucco cracking on both sides of the house, damaged wood fencing, water intrusion into wall areas in the garage through the roof, chipped concrete at the back patio, and multiple damaged tiles throughout the roof.

### **Single-Family Hurricane-Damage (Design-Build)**

Mesa Residence, Miami, FL

CDB provided preliminary site evaluations, cost estimates, and construction schedules for the design-build contract. After owner approval, we designed, managed, and repaired/renovated this residence from start through closeout.

The project consisted of a single-family one-story residence that was affected by Hurricane Irma in 2017. CDB worked directly with the homeowner to repair the extensive damage, which included the replacement of new roof trusses, roof tile, full interior renovation, and bringing up the home to the current building standards, including legalizing (3) areas of the home.

**\*\*\*Other Projects Available Upon Request**

# Owner's Representative



## Mid-Beach Redevelopment

The mid-beach redevelopment projects consist of (4) ground-up condominium buildings in the neighborhood of 72nd Street in Miami Beach, Florida. The (4) buildings are: 72 Park - \$100M 22 story with 266 residences, 72nd & Carlyle - \$90M 22 story with 125 residences, Town Center Gateway - \$45M 13 story with 125 residences, and 880 71st - \$TBDM 4 story with 36 residences.



1



2



3



4

# Construction Manager



## The Plaza Coral Gables

The Plaza Coral Gables is a master planned mixed-use project situated on 7 acres in downtown Coral Gables with construction costs of over \$500M. The project consists of (2) Class A Office Towers, (1) Luxury Apartment Tower, 4.5 Star Loews Hotel, (2) floors of high-end retail, and over 2,000 parking spaces.



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## Miami World Center Development

Miami World Center is a 10 City Block \$4bn + master-planned urban development project located in downtown Miami, Florida near the Miami Heat Arena. The development includes condos, apartments, hotel, retail, parking, and both rising and world-famous artist.



# Construction Manager



## Miami Dolphins Stadium Renovations

Hard Rock Stadium, home of the NFL's Miami Dolphins and the University of Miami Hurricanes, was a \$500M+ renovation project where not one milestone was missed despite contending with three opening NFL days. Renovations to the six-level, 800,000 SF stadium included the addition of a state-of-the-art open-air canopy; 65,326 new seats; renovated concourses and concession areas; new suites; and new high-definition video boards in each corner of the stadium.



# Business Development



Residence Inn - Coconut Grove



Sonesta Bayfront Hotel - Coconut Grove



Hilton Hotel - Fort Lauderdale



Aloft - Doral

# Claims Consulting



Hurricane Damage - Cape Coral



Hail and Wind Damage - Indialantic



Water Damage - Pembroke Pines



Hurricane Damage - West Palm Beach



Wind Damage - Fort Lauderdale



Hurricane Damage - Wellington

**\*\*\*Other Projects Available Upon Request**