



November 14, 2024

**County of Hawai'i**  
**Housing and Community Development**  
1990 Kino'ole Street  
Hilo, Hawaii 96720

Attn: Ms. Susan Kunz, Administrator

Re: Approval for Professional Services list

Aloha Ms. Kunz,

My name is Jim Snyder, the President and sole proprietor of Barca, LLC, a Kailua, Hawaii based Construction Manager with 30+ years of experience.

Enclosed for your consideration and review is my Statement of Qualifications / Capabilities Statement so that I may be considered for OH.4 Construction Management projects for the County of Hawai'i.

Should you have any questions or require additional information, please do not hesitate to phone me at (808) 824-8811 or email me at: [barcallchawaii@gmail.com](mailto:barcallchawaii@gmail.com).

Gratefully Yours,  
**Barca, LLC**

Jim Snyder, CCM  
President

enc.



## Capabilities Statement

### Company Overview:

Barca, LLC is a Construction Management service, small business located on Oahu, Hawaii. I am a sole proprietor that leverages my experience to efficiently manage projects that may normally be managed by much larger firms.

### Highlights

I provide Construction Management Services using my 30+ years of experience to deliver projects well balanced with budget, schedule and quality.

### Certifications and Qualifications

- CCM with the Construction Management Association of America: CMCI 14977
- 30 Hour OSHA certified: ID 1210068350
- Procore Certified: ID 5dezk4ubyqn5

### General Information

- Name: Barca, LLC
- FEIN: 99-2415163
- UEI No: YE1ZJEHXF3M1
- Cage No: approval in progress

### NAICS:

- 236115
- 236116
- 236118
- 236220
- 237110
- 237990

### Capabilities:

- Construction Management
- Experience in completing large, complex projects up to \$275,000,000 (present day dollars) with minimal resources
- Preconstruction Service
- Building / property assessments
- Architectural design management
- Mechanical, electrical and plumbing engineering management.
- Structural repairs
- Plumbing system replacements
- Electrical system replacement
- Fire Alarm upgrades
- Elevator modernizations
- Ground up construction

### Substantive Project list:

- Hale O'Pumehana condo, Honolulu, HI - DWV replacement and structural repairs
- Aston Waikiki Sunset, Honolulu, HI - multi-scope capital improvement repairs - hospitality
- Kona Reef Resort, Kailua Kona, HI - fire standpipe, structural repairs, project financing - hospitality
- Waiea Condominium Retrofit, Honolulu, HI - exterior facade, drywall and mechanical repairs - condo
- Bishop Residences, Honolulu, HI - 25 story office to apartment conversion - repositioning
- 811 Uptown, Chicago, IL - apartments
- Rise at Prospect Park, Minneapolis, MN - ground up student housing
- Holiday Inn Oceanfront renovations, Surfside Beach, SC - hospitality
- 3740 N Halsted, Chicago, IL - ground up apartments
- The Scott Residences, Chicago, Illinois - ground up apartments
- Enclave, Chicago, IL - ground up Townhomes
- The Emerald, Chicago, IL - ground up condominium
- Harlem Irving Plaza Expansion - Norridge, IL - retail
- Robert H. Lurie Medical Research Center, Chicago, IL - ground up medical research and vivarium
- AT&T Call Center Renovations, Lisle, IL - data center renovation
- Soldier Field Renovation - Chicago, IL - stadium renovation
- 16 Market Square, Denver, CO - ground up mixed use residential and office
- Lake Forest Place, Lake Forest, IL - retirement Home
- Pine Meadow Corporate Center, Libertyville, IL - office building
- Symphony Center Renovations, Chicago, IL - symphony theater

## **JIM SNYDER, CCM**

Kailua, Hawaii | [barcallchawaii@gmail.com](mailto:barcallchawaii@gmail.com) | 808-824-8811  
[linkedin.com/in/jim-snyder-ccm-99745829](https://www.linkedin.com/in/jim-snyder-ccm-99745829)

### **Construction Management Executive**

Industry expert with lifelong experience and an unparalleled passion for building. Extensive success in delivering multiple, simultaneous projects on time, under budget, and with limited support resources. A unique combination of sound management, deep personal experience, and knowledge of prime cost drivers...*gets things done*. A natural leader with strong negotiating skills to motivate project participants, and drive consultants and contractors to perform efficiently and effectively.

### **Professional Experience**

**Barca, LLC | Kailua, Hawaii | April, 2024 to present**

**President**

Construction management and Owner representation firm

**Bergeman Group | Honolulu, Hawaii | March, 2023 to September, 2024**

**Director, Project Operations Hawaii**

Responsible for the day to day operations of a +15 employee construction management consulting office specializing in existing building, capital improvements and repairs.

- Constant communication and coordination with investigation, design, construction administration, construction management to ensure client satisfaction and contractual obligations are being met
- Assist in the development, implementation and maintenance of quality assurance standards within the Hawaii Division
- Regularly assess, evaluate and maintain project budgets with project leads
- Assign, regularly assess and evaluate staff performance
- Coach, mentor, lead and train staff throughout project life cycles.
- Pursue, develop, negotiate and nurture client, subcontractor and industry relationships
- Assist clients in the pursuit of lending and financing options for their capital improvement plans

**Allana Buick and Bers, Inc. | Honolulu, Hawaii | February, 2022 to March, 2023 (company downsizing)**

**Hawaii Operations and Senior Construction Manager**

A dual role responsible for the day to day operations of a 30+ employee exterior wall consultant in addition to performing construction manager as advisor duties of assigned projects.

- Constant communication and coordination with investigation, design, construction administration, construction management and forensic departments to ensure contractual obligations are being met.
- Assist in the development, implementation and maintenance of quality assurance standards within the Hawaii Division
- Regularly assess, evaluate and maintain project budgets with project leads
- Assign, regularly assess and evaluate staff assignments
- Coach, mentor and lead staff throughout project lifecycles
- Provide construction management services to clients for assigned projects including but not limited to the procurement of contractors, establishing and managing project budgets, coordination with clients, residents and other stakeholders.

**Brookfield Properties Development | Honolulu, Hawaii | April, 2021 to September, 2021  
Senior Project Manager, Ala Moana Plaza, Construction Volume: \$275 million**

Provide preconstruction services for a 40 story residential building containing 581 apartments and 1,500 square feet of retail space.

**Douglas Emmett | Honolulu, Hawaii | February, 2020 to April, 2021  
Construction Manager Bishop Residences, Construction Volume: \$140 million**

Manage all aspects of the day to day construction renovations and repositioning of an existing, 25 story commercial office building to 493 residential apartments.

- Coordinate with the building management team the out of sequence, vacation of floors for conversion from commercial office to residential apartments.
- Anticipate for, evaluate and assist in the improvement project schedules to insure on time delivery
- Review and manage all change order requests, RFI's, submittals, punch lists and warranty requests
- Assist in coordinating work in and around commercial tenants
- Establish and write Scopes of Work as well as bid proposals
- Manage the day to day relationships with general contractor and subcontractors
- Anticipate, plan and execute all MEP systems related to future phases of the build to insure operational excellence.

- Maintain a Class A office presence throughout construction
- Plan for all out of sequence residential floor build outs
- Offer solutions to budgetary and schedule challenges
- Spearhead the improvement of subcontractor and general contract language to minimize risk and potential cost impacts to the project

**Discovery Builders, Inc. | Starfish Construction, Ltd., Great Guana Cay, Abaco Bahamas | June, 2018 to October, 2019 (Hurricane Dorian)  
Preconstruction Services Director and Senior Project Manager**

Organize and establish Pre-construction services for Baker's Bay Golf and Ocean Club. At the same time, lead and senior project manage multiple home builds and beach locker rooms.

- Assist sales team and identify potential, new clients.
- Pursue, establish and maintain new client relationships leading to new business.
- Manage estimating department in the development and finalization of new project estimates and scopes of work.
- Review, anticipate and manage potential design and quality problems related to custom home designs to ensure the highest quality and ease of maintenance of homes.
- Coordinate and act as company liaison with inside and outside architectural and interior design teams to ensure quality of estimates, complete scopes of work and to ensure schedules are understood by the development team.
- Track schedules of new and existing projects from preconstruction inception through turnover.
- Assist in the improvement of Cost-Plus Contract language as well as Subcontractor Contract language.
- Expedite the closing out and final completion of previously incomplete project punch lists.
- Provide senior project manager leadership in the day to day construction activities of projects including oversight of budget, schedule, quality and logistics.
- Provide senior leadership of company training program for multi-cultural, skilled and unskilled tradespersons, Superintendents and Project Managers.
- Assist in the identification and hiring of new employees, subcontractors and suppliers.

**The Harlem Irving Companies, Norridge, IL | October, 2005 to June, 2018  
Director of Design and Construction**

Act as Owner's Representative to lead and manage construction team in all aspects of due diligence, architecture, design and construction, with additional oversight of survey, site planning, geotechnical, traffic engineering, environmental, environmental abatement, demolition, civil engineering, landscaping, irrigation, site electrical, signage, roadwork, traffic signal, general contracting and subcontracting, and construction testing. Project

type included multi-family, retail and hospitality

(Projects List available upon request)

**Turner Construction Company, Chicago and Denver | May, 1995 to October, 2005**  
**Project Manager**

(Projects List available upon request)

### Certifications / Additional Information

**Certified Construction Manager:** Construction Management Association of America  
(CMCI# 14977) | valid through November, 2025

**OSHA 30 Hour Certified:** Click Safety (serial #1210068350) | received 9/9/2021

**Hobbies:** Sailing, golfing, water sports

### Education

**Bachelor of Science** in Building Construction Management Michigan State University, East  
Lansing, MI | September, 1990 to May, 1995



TRAINING. COMPLIANCE. YOUR FUTURE.

certifies that

**Jim Snyder**

has successfully completed

# OSHA 30-Hour Construction MOOD622

and has earned 3.00 IACET CEUs  
and 30.00 Contact Hours.

This course was developed and presented by

ClickSafety.com, Inc.

As an OSHA Outreach Training Program trainer, I affirm that I have conducted this OSHA Outreach Training Program training class in accordance with OSHA Outreach Training Program requirements. I will document this class to my OSHA Authorizing Training Organization. Upon successful review of my documentation, I will provide each student their course completion card within 90 calendar days of the end of the class.



1210068350

**Serial Number**

09/09/2021

**Completion Date**

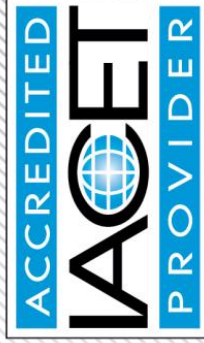
30.00 Hours

**Course Duration**

**Peter Rice**

**Trainer**

I confirm that I personally took the course listed above.



**Student Signature**