

John E. VeZolles

jvezolles@gmail.com • [LinkedIn](#) • Marietta, GA 30067
• (770) 560-9677

Construction Project Manager

Accomplished professional with extensive experience in overseeing all architectural, land development and construction activities for residential and remodeling projects ranging from \$150,000.00 to \$800,000.00. Ability to plan all facets of the construction process, rendering decision on workflow, production planning and control, material and labor cost. Committed to and works closely with clients, investors and upper management. Participates to ensure the execution of projects. Instrumental in management and implementation of construction in full compliance with federal, state and county codes. Complying with all safety requirement costs and scheduling as well as the QA & QC. Proven track record in establishing good working relationships with a variety of people, including upper management, designers, sales, home owners, trades, vendors, and customers. Adept at planning, CPM scheduling, and ensuring quality built homes from development through final construction (CO) on a timely and economical basis.

Proven Areas of Expertise

- Construction Management
- Operations Monitoring
- Cost Control & Reduction
- Project Governance
- Safety Compliance
- Vendor/Supplier Negotiation
- Team Leadership
- Demand Forecasting
- Quality Assurance

Key Highlights

- Licensed by the Georgia SOS as a General Contractor as a Qualifying Agent Building Habitat homes 1500sq ft. 3200sq ft. 2006 & 2007
- Planning and conducting monthly planning and construction training review meetings with Habitat Construction committee.
- Land developing, home building and remodeling homes: 1500 square feet to 4,000 square feet. New construction with basement.
- Monitored and led construction of special projects from inception to planning to site development and project completion.
- Recognized for the company Interior Trim Systems 22 years of high-end cabinetry & craftsmanship for world leaders homes in Atlanta. Follow up business by referral and by applying notable marketing, salesmanship, design and high quality management technics, and providing custom high quality products on a timely basis resulted in annual cabinetry and millwork revenue of \$374K.
- Delivered kitchen redesign and remodeling services, as well as storm, water and mold damage rebuilds;
- Reported to Habitat for Humanity Board of Directors the overseen land development, site layout and excavation.
- onsite building progress with volunteer **crews managing 100 to 120 men and women building for new home Habitat owners.**
- Licensed Residential Basic, Grandfather clause by GA Secretary of State prior to recession.
- Residential Basic building license Application submitted approved to date with all affidavits for application.

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- Founding Chairman of the 12 member Board responsible for 120 Cub Scout Pack at Mountain View Elementary School. Held two years

Career Experience

Surgeries and recovery time completed

June, 2018 to August, 2020

Contract Project Management, U. S. Legacy Development Co.

May, 2016 to July, 2017

Delivered subject matter expertise in collaborating with cross-functional professional company to determine the specifications of the project. Applied working knowledge in negotiating contracts with external vendors to reach profitable agreements. Identified needed resources, including manpower, equipment and materials from start to finish with attention to budgetary limitations. Monitored equipment/material and tracked stocks to timely handle inadequacies. In-depth understanding of construction procedures and material and project management principles. Led preconstruction contract planning and budgeting to meet annual financial needs.

- Ensured continuous development & construction of 2 new homes and 2 home remodeling worth of **\$1,8B**.
- Ensured half dozen homes being built simultaneously with close collaboration of **100 to 120 people**.

Managing Director: VeZolles Remodeling & Cabinetry

2008 t 2016

Spearheaded annual remodel & maintenance **valued at \$150K**.

Construction Manager, Habitat for Humanity-DeKalb county affiliate, GA

2006 to 2007

Jack DeVos, President Board of Directors, As Construction Manager, / PM

Took an active role in leading 5 – 6 homes annual development & construction, \$1,5B and reported to board monthly. Worked with an original budget that included a rear exterior 2-8 or 2- 10 to estimate the cost of the house.

- Accomplished targeted business outcomes by working directly with investors.

Additional Experience

Principle: Interior Trim Systems Inc. Marietta, GA 30062 - Annual Cabinetry & Millwork sales \$366,000.0

Owner: VeZolles Construction Co., Contract build remodeling residential and light commercial - Built 13 unit (13200 sq. ft.) Student housing project, Cost \$1,914,000.00

Construction superintendent, supervised. Departed as Project Management for Jack Nickolas Development, Indianapolis, IN (Owner Deceased)

Education & Credentials

Graduate Degree – Architecture, Indianapolis, IN

North Central Technical