



M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

PROFESSIONAL SUMMARY

BRYAN MALONE, PMP

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(864) 607-4635

EDUCATION

B.S., Industrial Engineering, Clemson University , 1995

PROFESSIONAL LICENSES/CERTIFICATION

Project Management Professional (PMP) – Registration No. 1229868

SUMMARY OF EXPERIENCE:

Operations/Project/Contract Manager in the construction and process improvement fields. Experience in the Hospitality Industry performing Greenfield and Renovation work with several regionally significant Hospitality companies. Experience in the Wood & Pulp Industry performing Greenfield work with a major Biofuel Company. Experience in the Mining & Metals Industry with Plant Facility work with major Mining Companies. Experience in the Oil & Gas Industry with Downstream Greenfield & Revamp work with a major Refinery. Experience in the Power Generation Industry with flue gas de-sulfurization, Activated Carbon Injection, Selective Catalytic Reduction, Selective Non-Catalytic Reduction retrofits and Greenfield Design/Build projects. Experience in the Manufacturing and Commercial Building Product Industry with design, installation, and operational optimization of Expansion, Retrofit, and Greenfield projects. All scopes of work encompass engineering, design, procurement, construction, startup and testing, as well as cost estimates, technology evaluations, and environmental studies.

SIGNIFICANT EXPERIENCE:

M4 Company, LLC (M4CO)

President

Development/Construction/Real Estate

(May 2018 – Current)

Overall responsibility for all activities of M4CO.

Egger Wood Products
(May 2018 – January 2019)

Professional Engineering Associates
Greenville, SC

Provide Project Management Services for the Architectural & Engineering Design Phase of the Egger Wood Products New Build Project in Davidson County, NC . Duties included the following: Management of several internal & subcontracted architectural & engineering firms during the conceptual & detailed design phases of the project. Developed, monitored, and maintained all design schedules. Performed limited Pre-Construction Estimating activities for design and construction related items. Developed Subcontractor & Vendor Scopes of Work and Budgets. Developed all design contracts. Reviewed and approved all design subcontractor applications for payment. Managed all coordination of necessary internal and external resources including design reviews and progress meetings.

Dance Studio Building Upfit
(June 2018 – August 2019)

Artistic Edge Dance Center
Greenville, SC

Provide General Contracting Services for the design & construction of an 11,000 SQ FT Dance Center in the City of Greenville, SC . Duties included the following: Developed Owner, Subcontractor, & Vendor Contracts, Scopes of Work, and Budgets. Performed all Project Management & Site Supervision functions including Safety and Quality responsibility. Generated and executed all client change requests. Reviewed and approved all subcontract and purchase order applications for payment. Performed all scheduling functions. Managed all coordination of necessary internal and external resources.

M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

Laurens County Retreat Center
(May 2018 – Current)

Confidential Client
Greenville, SC

Provide Owner's Representation & Project Management Services for the design & construction of a \$20M+ Corporate & Spiritual Retreat Center in Laurens County, SC. Duties included the following: Coordination of Owner's vision for Conceptual Design generation. Management of all subcontracted architectural & engineering firms during the conceptual, detailed design, & construction administration phases of the project. Developed, monitored, and maintained all design & construction schedules. Performed all Estimating activities for design and construction related items. Developed Subcontractor & Vendor Scopes of Work and Budgets. Developing of all design & construction contracts. Reviewed and approved all subcontractor applications for payment. Manage all coordination of necessary internal and external resources including design reviews and progress meetings on behalf of the Owner for Project Completion in June 2021.

TownePlace Suites
(October 2018 – Current)

Siddhi Hotel Group/Lakemont Hotels LLC
Fort Mill, SC / Greenville, SC

Provide Owner's Representation & Project Management Services for the construction of a \$18M+ 112 Room Extended Stay Hotel. Duties included the following: Coordination of Owner's direct hired contractors and oversight of the Construction General Contractor. Management of all subcontracted architectural & engineering firms during the construction administration phase of the project. Review & coordination of the General Contractor's construction schedule and Owner provided subcontracted activities. Review and approve all General Contractor Change Orders including providing Check Estimates and material take offs. Developed Owner direct hire Contractor & Vendor Scopes of Work and Budgets. Developed General Contractor construction contracts. Reviewed and approved all applications for payment and generated Owner Bank Draft Submittal Requests. Managed all coordination of necessary internal and external resources on behalf of the Owner for Project Completion in August 2020.

BE&K Building Group (formerly KBR) Senior Project Manager

Multiple Commercial/Industrial Projects
(April 2015 – April 2018)

Overall P&L responsibility and project management of assigned BE&K Building Group projects.

Residence Inn/SpringHill Suites
(November 2016 – April 2018)

JHM Hotels
Greenville, SC

Senior Project Manager for a \$45M Greenfield Hospitality Project. Duties included converting Pre-Construction Estimating activities into Client Contract. Developed Subcontractor & Vendor Scopes of Work and Budgets. Performed all Project Management functions including Safety and Quality responsibility. Managed project staff of Project Manager, Superintendent, & Project Coordinator. Maintained client relationship including review and generation of all client change requests. Reviewed and approved all contract, subcontract, and purchase order applications for payment. Reviewed and approved all scheduling functions. Managed all coordination of necessary internal and external resources

Honda Aero Building Expansion
(April 2016 – March 2017)

American Honda
Burlington, NC

Senior Project Manager for \$7.5M Industrial Building Expansion Project. Duties included converting Pre-Construction Estimating activities into Client Contract. Developed Subcontractor & Vendor Scopes of Work and Budgets. Performed all Project Management functions including Safety and Quality responsibility. Managed project staff of Assistant Project Manager, Superintendent, & Project Coordinator. Maintained client relationship including review and generation of all client change requests. Reviewed and approved all contract, subcontract, and purchase order applications for payment. Reviewed and approved all scheduling functions. Managed all coordination of necessary internal and external resources.



M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

Greenville Building Expansion
(April 2015 – May 2016)

Synnex
Greenville, SC

Senior Project Manager for \$6M Commercial Building Expansion Project. Duties included converting Pre-Construction Estimating activities into Client Contract. Facilitate complete Design/Build process by coordinating Client needs with Architects & Engineers. Developed Subcontractor & Vendor Scopes of Work and Budgets. Performed all Project Management functions including Safety and Quality responsibility. Managed project staff of Project Engineer, Superintendent, & Project Coordinator. Maintained client relationship including review of all client design needs and change requests. Reviewed and approved all contract, subcontract, and purchase order applications for payment. Reviewed and approved all scheduling functions. Managed all coordination of necessary internal and external resources.

232 Warehouse Project
(May 2015-September 2015)

Michelin North America US-5
Lexington, SC

Senior Project Manager for \$10M Warehouse Expansion Project. Duties included final completion of construction activities (from 70% complete to 100%). Subcontractor & Vendor Construction Activity Completion. Punch List generation, coordination, and execution. Preparation of all owner close out documentation. Final reconciliation of Owner and Subcontractor/Vendor Contracts. Final Progress and Retention Payment generation.

Copperhead Project
(May 2015-July 2015)

Michelin North America US-5
Lexington, SC

Senior Project Manager for \$18M Greenfield/New Build Project. Duties included final completion of construction activities (from 85% complete to 100%). Punch List generation, coordination, and execution. Preparation of all owner close out documentation. Final reconciliation of Owner and Subcontractor/Vendor Contracts. Final Progress and Retention Payment generation.

CELY CONSTRUCTION

Operations & Project Manager

Various Commercial Projects
(April 2014 – April 2015)

Various Local/Regional/National Clients
Greenville, SC

Manage all operational activities for a local, family owned General Contracting Company with \$10M annual revenue. Develop and expand new and existing customer, contractor, vendor, and sub-contractor relationships in commercial/light industrial industry. Manage all aspects of Project Management, Estimation, Field Supervision and Craft Workforces. Review, negotiate, and approve all customer contracts and job estimates. Ensure all contract applications for payment, lien releases, and close out documents are submitted and compliant. Review and approve all scheduling functions, from creation of new schedules to maintenance of existing schedules, for multiple projects with numerous deadlines. Manage all coordination of all internal and external resources. Create and control the Company Operations and Project Specific budgets from \$20K to \$10M.

EVANS GENERAL CONTRACTORS

Senior Project Manager

Woodville/Port Arthur Project
(November 2012- February 2014)

German Pellets, LLC
Woodville, TX & Port Arthur, TX

Coordinated all internal and external requirements in the design and construction of a \$20M Wood Pellet Port Facility and a \$25M Wood Pellet Processing Facility. Managed all aspects of the external design and installation, as well as, obtaining any necessary internal resources. Performed all scheduling functions for multiple construction trades to complete scopes of work. Managed schedule conflicts while maintaining critical paths for completion. Created and controlled the design and construction budgets for the new facilities. Responsible for the development, execution, and close-out of all Contracts and Purchase Orders. Coordinated the Owner/Client Contract and all Change Orders.



M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

FLUOR ENTERPRISES, INC.

Senior Manager, Contract Management

Multiple Projects

(April 2006- November 2012)

Overall responsibility and management of Fluor Project Contract specific development, execution, and close-out activities.

Eagle Project - Humboldt Mill
(January 2012-November 2012)

Rio Tinto/Kennecott Eagle Minerals Co,
Champion, MI

Humboldt Mill Contract Manager for \$220M in Contracts during the cost reimbursable, engineering, procurement, and construction management program of the Humboldt Mill refurbishment on the \$300M Eagle Project near Champion, MI. Responsible for all Pre-Award / Post Award activities for the Engineering & Construction Contracts. Manage a small staff of Contract Administrators and Technicians.

PVDC Mining Project
(February 2011-January 2012)

Barrick Gold Corporation
Cotui, Dominican Republic

Formation & Technical Contract Manager for \$200M in Contracts during the cost reimbursable, engineering, procurement, and construction management program of the Pueblo Viejo Mine on the \$2.7B PVDC Pueblo Viejo Project near Cotui, Dominican Republic. Responsible for all Pre-Award / Post Award activities for the Construction and Technical Representative Contracts. Managed a small staff of Contract Administrators and Technicians.

Detroit Heavy Oil Upgrade Project
(January 2010-February 2011)

Marathon Oil
Detroit, Michigan

Revamp Area Contract Manager for \$500 Million in Contracts for a \$2.2 Billion lump sum, engineering, procurement, contract management program for Detroit Heavy Oil Upgrade Project at the Marathon Oil Refinery, located in Detroit, Michigan. The plant upgrades were designed to increase the total production from 105,000 bbl/day to 125,000 bbl/day. Responsible for the execution, and close-out of the revamp East & West issued Contracts. Managed a small staff of Contract Administrators.

SCE&G SO₂ Compliance Project
(October 2007-January 2010)

South Carolina Electric & Gas Company
Eastover & Goose Creek, South Carolina

Project Contract Manager for the \$412 Million lump sum, turnkey engineering, procurement, construction, startup and testing program for SO₂ Scrubber installations at the 760 MW coal fired Wateree Station power plant and the 650 MW coal fired Williams Station power plant, located in Eastover & Goose Creek, South Carolina respectively. The plant upgrades consist of wet scrubbing Flue Gas Desulfurization (FGD) units. Responsible for the development, execution, and close-out of Field and Home office issued Contracts totaling approximately \$86 Million.

Luminant/TXU-ERP Power Project
(November 2006-October 2007)

TXU Enterprises, Inc./Luminant
Tatum, Rockdale, Fairfield, & Mount Pleasant, Texas

Contract Administrator for an approximately \$200 Million cost reimbursable with target price, turnkey engineering, procurement, construction, startup and testing program for environmental retrofits of four existing lignite power plants totaling approximately 6,000 MWs located in Tatum, Rockdale, Fairfield, and Mount Pleasant, Texas. The plant upgrades consist of Activated Carbon Injection (ACI), Selective Catalytic Reduction (SCR), and Selective Non-Catalytic Reduction (SNCR) systems. Responsible for the development, execution, and close-out of Site Survey, Underground Utility Mapping, Geotechnical Investigation, Laser Mapping, and Piling contracts totaling approximately \$20 Million.

Luminant/TXU-Oak Grove Power Project
(May 2006 – November 2006)

TXU Enterprises, Inc./Luminant
Franklin, Texas

Contract Administrator for a \$1.8 Billion lump sum, turnkey engineering, procurement, construction, startup and testing of a 1600 MW lignite fired electric generating station located in south eastern Texas near the city of Franklin. Responsible for the development, execution, and close-out of Geotechnical



M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

Investigation, Concrete Demolition, Structural Steel Preparation & Coating, and Material & Concrete Testing contracts totaling approximately \$10 Million.

Prairie State Energy Campus Power Project Prairie State Generating Company, LLC
(April 2006 – May 2006) Marissa, Illinois

Contract Administrator for proposal phase of a potential lump sum, turnkey engineering, procurement, construction and startup project of a 1600 MW coal fired electric generating station located in south western Illinois near the city of Marissa. Responsible for the development of bid lists, bidder safety data, and bidder pre-qualification questionnaires for all potential contracts which totaled approximately \$1 Million.

MALONE PLUMBING INC

Vice-President/Co-Owner

Various Commercial Projects Various Local/Regional/National General Contractor
(August 2004 – April 2006) Central & Northern Georgia Region

Developed and expanded new and existing customer, contractor, vendor, and sub-contractor relationships in commercial construction contracting. Expanded annual gross sales by 30-60% annually to \$2 million by April 2006. Managed all aspects of employee relations including payroll, hiring, performance reviews, non-monetary compensation, training, health care, and personnel issues. Maintained all accounts payable and accounts receivables using flexible payment and billing sequences & procedures. Reviewed, negotiated, and approved all customer contracts while generating all job estimates, material take-offs, insurance certificates, and submittals. Ensured all contract applications for payment, lien releases, and close out documents were submitted and compliant. Performed all scheduling functions, from creation of new schedules to maintenance of existing schedules, for multiple projects with numerous deadlines. Met concurrent requirements while maintaining critical paths for contract completion. Purchased all required materials based on job take offs and estimates. Obtained all required permits and inspections from the governing authorities (State and local inspection and building departments).

MICHELIN NORTH AMERICA

Project Manager

Various Industrial Projects Various Truck Tire/Re-treading Dealers
(December 1998- August 2004) Various North American Locations

Coordinated all internal and external requirements in the design, installation, and operation of \$1-4 million tire retread facilities. Scheduled and managed all aspects of the installation of a retread facility utilizing customer and/or Michelin contractors, as well as, obtaining any necessary internal resources. Performed all scheduling functions for multiple construction trades and equipment manufacturers to complete retread projects with numerous deadlines. Managed schedule conflicts while maintaining critical paths for completion. Created and controlled the capital and expense budgets for startup and operational requirements in new facilities and enhancements to existing facility operations. Generated continuous improvement in a construction and manufacturing environment including personnel, process, post, and plant optimization. Managed the complete 24/7 operations of a manufacturing business unit while meeting and exceeding production targets and requirements.

VERMONT AMERICAN

Maintenance/Process/Environmental Engineer

Various Industrial Projects Vermont American
(January 1997- December 1998) Fountain Inn, SC, USA

Coordinated all predictive, preventative, and reactive maintenance operations for hand tool manufacturing machinery in a 24/7, 50,000 Sq. Ft., 200 employee operation. Managed and scheduled the activities of a 15-person Maintenance and Tool & Die staff. Developed and Implemented process improvements for the plastic extrusion, metalworking, grinding, assembly, packaging, and shipping departments. Created specifications, researched suppliers, and prepared recommendations for new products and equipment. Managed the plant environmental, health, and safety program of a large quantity generator of hazardous waste including the training and auditing of plant personnel in federal, state, and local requirements and regulations.



M4 COMPANY, LLC

DEVELOPMENT – CONSTRUCTION – REAL ESTATE

KAWNEER NORTH AMERICA

Process/Environmental Engineer

Various Industrial Projects Kawneer
(June 1995- December 1996) Jonesboro, GA, USA

Developed and Implemented process improvements for the electrostatic paint, wastewater treatment, aluminum extrusion & smelting, and anodizing departments. Managed the plant environmental program, primarily air quality issues, of a manufacturing facility in the non-attainment metro Atlanta area. Conducted training and auditing of plant personnel in federal, state, and local environmental requirements and regulations.

GEORGIA POWER COMPANY

Plant Engineering – CO OP

Various Plant Projects Georgia Power Company
(June 1990- September 1991) Milledgeville, GA, USA

Participated in all scheduled outages for Units 1 through 4. Participated in all forced outages. Performed Boiler tube, Condenser tube, and turbine blade inspections. Performed inspections of bottom ash pipe systems. Performed cabling demolition and software upgrades of the Unit 1 & 2 Control System upgrades

TRAINING

Procore Project Management Software
Viewpoint Project Management Software
Primavera P6 Scheduling Software
Microsoft Projects Scheduling Software
Michelin Management Training Series
Leadership Through People Skills Training Series
Project Management Training Series
Contract Management Training Series
The PAR Group - Leadership and Teamwork Training Series
Michelin Industrial Engineering School
TQM Training Series
Kaizen Breakthrough Training Course
OSHA 30hr Course
HAZWOPER 40hr Course
Georgia Title V Course Training Series
DOT HazMat Training Series
HAZCOM, PPE, Lockout/Tagout Training Series
CPR Training

PROFESSIONAL ASSOCIATIONS

Member, Project Management Institute (PMI)